



GREGORY BROWN
RESIDENTIAL SALES & LETTINGS

O.I.E.O. £415,000 Freehold
FOR SALE



54 Hythe Road, Staines-upon-Thames, Surrey, TW18 3EE

WELL PRESENTED & SPACIOUS TWO/THREE BEDROOM SEMI-DETACHED CHARACTER COTTAGE IDEALLY LOCATED ALONG SOUGHT AFTER ROAD WITHIN MOMENTS OF STAINES TOWN CENTRE. The property benefits from a spacious lounge, separate dining room leading to modern fitted kitchen, two double bedrooms, further bedroom/dressing room, modern white bathroom suite and large secluded rear garden. Viewings Highly Recommended!

Gregory Brown

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ROOM DESCRIPTIONS

**Composite double glazed door leading to:
Lounge**



Front aspect UPVC double glazed window, light and power points, TV point, radiator, cupboard housing fuseboard.

Dining Room



Rear aspect UPVC double glazed window, light and power points, radiator, wooden flooring, stairs to first floor.

Kitchen



Side aspect UPVC double glazed window, range of modern fitted units at eye and base level, Ceramic sink drainer unit, space for cooker, washing machine and low level fridge. Stable door to Garden.

Inner Lobby
Built-in storage cupboard housing boiler.

Bathroom



Rear aspect UPVC double glazed frosted window, panel enclosed bath, wash hand basin inset to cabinet, low level W.C, heated towel rail, tiled walls and floor, light point.

First Floor

Landing

Light point.

Bedroom 1



Front aspect UPVC double glazed window, light and power points, radiator, built-in storage cupboard, access to loft space.

ROOM DESCRIPTIONS

Bedroom 2



Rear aspect UPVC double glazed window, light and power points, radiator, cupboard housing hot water tank. Door to:

Bedroom 3



Rear aspect UPVC double glazed window, light and power points, radiator.

Outside

Front Garden

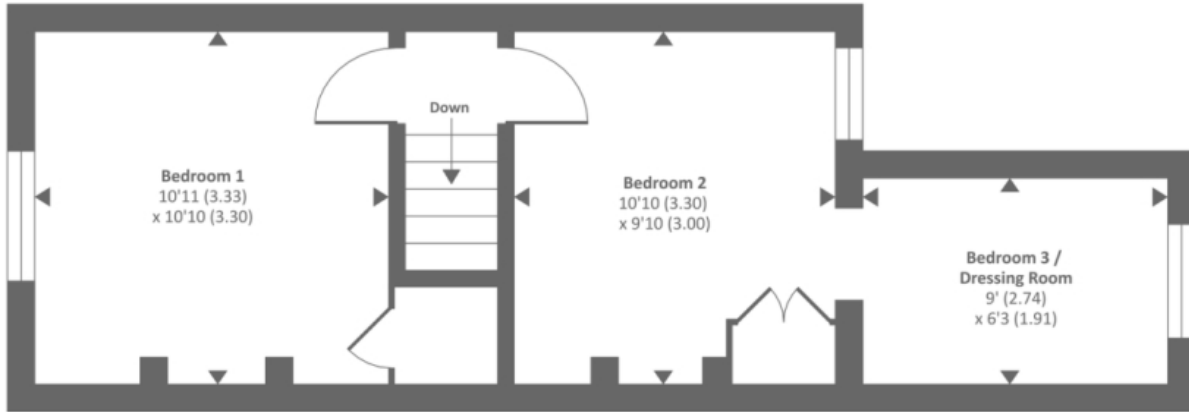
With pathway to front door.

Rear Garden

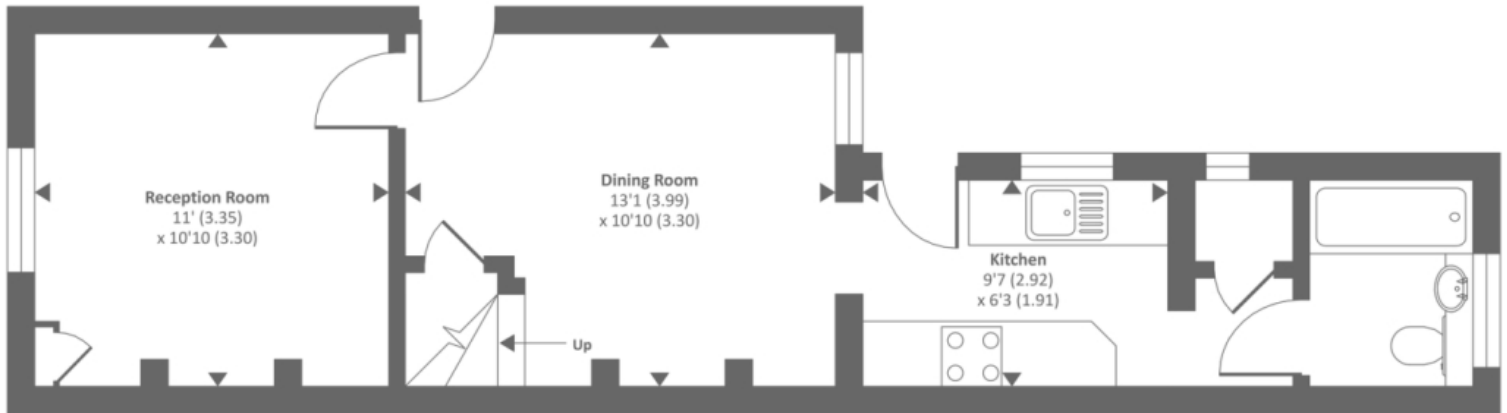


Patio area nearest to house, large gravel area with shrub borders, outside light and tap, gated side access to front.

FLOORPLAN



First floor



Ground floor

Approx. gross internal floor area 717 SQFT / 66.6 SQM
Approx. gross external floor area 890 SQFT / 83 SQM