



**1 Tillers Close, Staines-upon-Thames, Surrey. TW18 3AF.**  
**3 Bedroom Semi-Detached House - £465,000 Leasehold**

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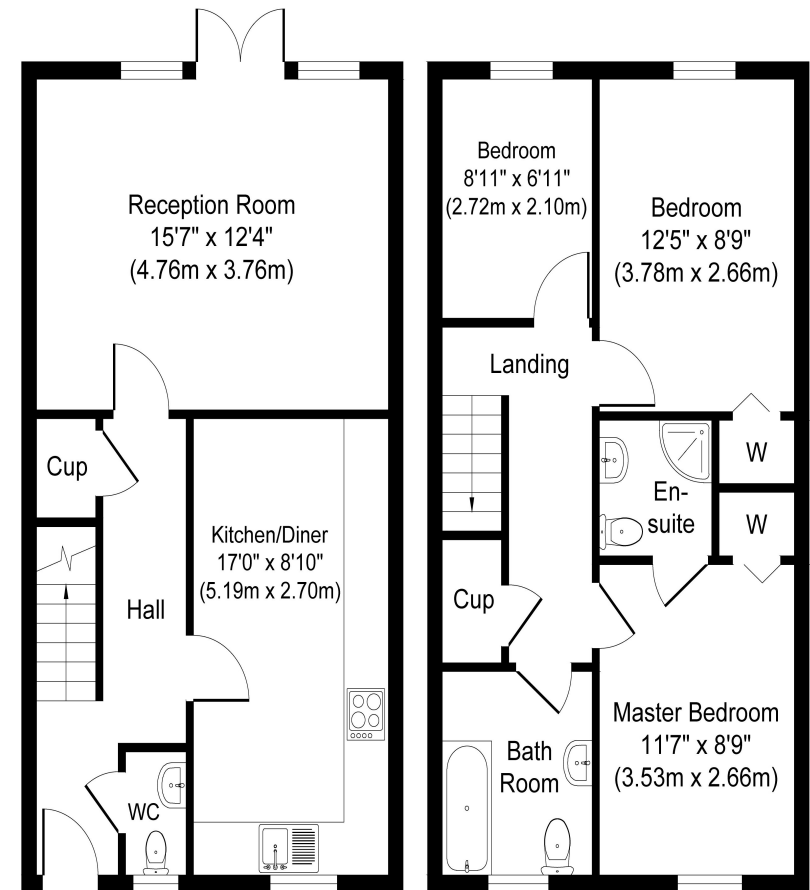
01784 451458

## 3 Bedroom Semi-Detached House - £465,000 Leasehold

**WELL PRESENTED THREE BEDROOM, TWO BATHROOM HOUSE LOCATED IN SMALL CLOSE IDEALLY POSITIONED FOR STAINES TOWN CENTRE, LOCAL SHOPS & SCHOOLS & FOR EASY ACCESS TO LOCAL MOTORWAY NETWORKS. This modern property benefits from a spacious lounge/diner with French doors to rear garden, modern fitted kitchen/breakfast room, downstairs W.C., three well-proportioned bedrooms (en-suite to Bed 1), further luxury bathroom, secluded rear garden and off-street parking. No Onward Chain. Viewings Highly Recommended!**

### Key Features

**SMALL CLOSE IDEALLY LOCATED FOR TOWN CENTRE & SCHOOLS  
NO ONWARD CHAIN  
MODERN KITCHEN & BATHROOMS  
EASY ACCESS TO LOCAL MOTORWAY NETWORKS**



**Ground Floor**  
**Approximate Floor Area**  
**464 sq. ft**  
**(43.07 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**464 sq. ft**  
**(43.07 sq. m)**



**GREGORY BROWN**  
RESIDENTIAL SALES & LETTINGS





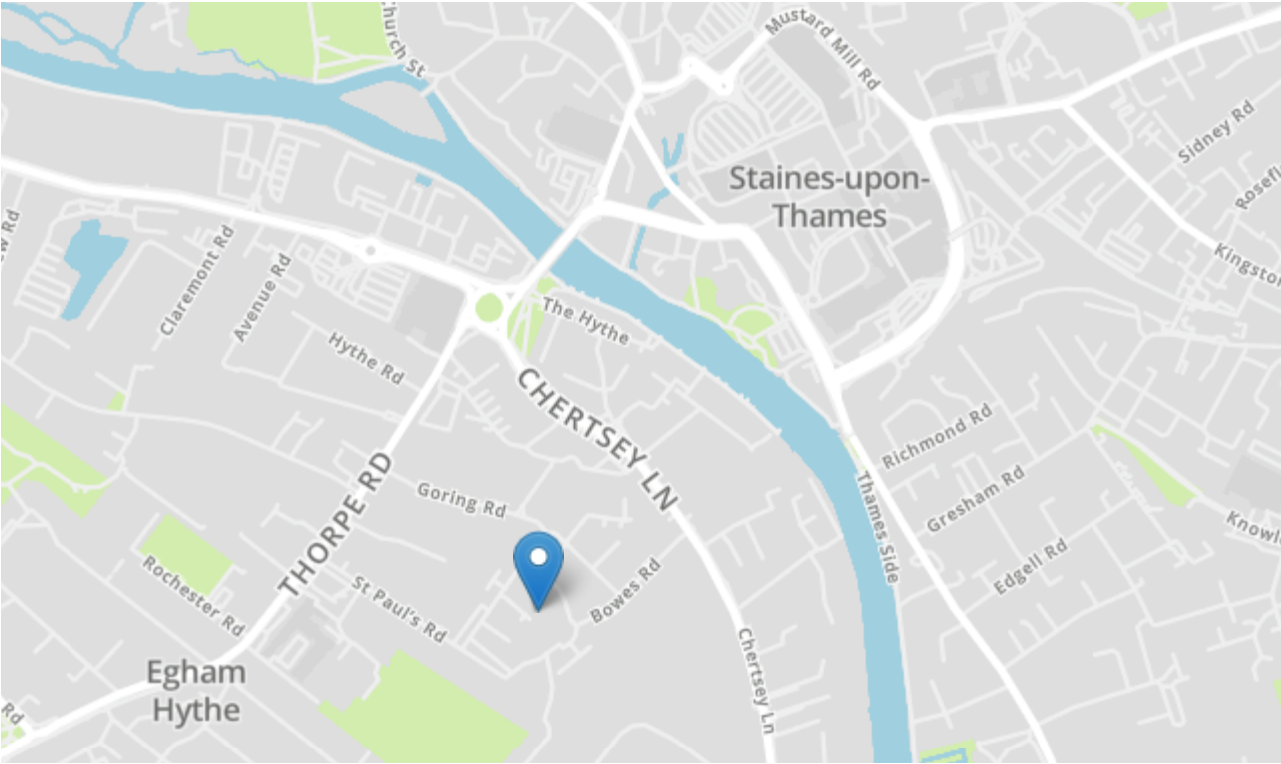






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Tenure	<b>Leasehold</b>
Lease Term	<b>To Be Confirmed</b>
Ground Rent	<b>To Be Confirmed</b>
Service Charge	<b>To Be Confirmed</b>
Local Authority	
Council Tax	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rents (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Gregory Brown.

