



**38 Laleham Road Staines-Upon-Thames Surrey TW18 2DX**

**£550,000**





## Laleham Road, Staines, TW18

Total internal area: approx. 118.4 sq. metres (1274.6 sq. feet)

Main area: approx. 99.0 sq. metres (1065.4 sq. feet)

Garage: approx. 19.4 sq. metres (209.2 sq. feet)



This floorplan is for illustrative guidance only and is not to drawn to scale. Whilst every attempt has been made to ensure accuracy, measurements are approximate and should not be relied upon as a matter of fact. Maximum dimensions are given excluding small alcoves, etc unless otherwise stated.

Offered with no onward chain, this three-bedroom detached home is located just moments from Staines High Street and presents an exciting opportunity for a buyer to modernise and truly make their own. The ground floor currently features a bright, front-facing kitchen/dining room, a spacious rear lounge with patio doors leading directly to the garden, and internal access to a large, double-length garage which incorporates a handy utility area and a separate W.C. Upstairs you'll find three generous bedrooms, all benefitting from fitted wardrobes, and a family shower room. The property is also equipped with gas central heating and double glazing. Externally, the south-west facing rear garden is a fantastic feature, laid mainly to lawn with a patio area and mature borders, plus useful side access. The front driveway provides off-street parking for multiple cars. Staines town centre offers a wide range of shops, restaurants, supermarkets and a cinema. The train station is just half a mile away, with fast links to London Waterloo in as little as 35 minutes. EPC Rating D.

**Please be aware that there is spray foam insulation present in the roof space, and prospective buyers are advised to make their own professional enquiries regarding this.**





**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.