



23 Claremont Rd, Staines-Upon-Thames, TW18 3AS

Offers Over £400,000



## 23 Claremont Rd, Staines-Upon-Thames, TW18 3AS

OPEN HOUSE SATURDAY 8TH JUNE 11:00-13:00. PLEASE CALL THE OFFICE TO BOOK YOUR 20 MINUTE TIME-SLOT.

Having been owned by the same family, this Victorian semi-detached house comes to the market for the first time in about 70 years. It has double glazing and gas central heating with a modern Worcester Bosch boiler, however the property does require updating, which has been reflected in the price.

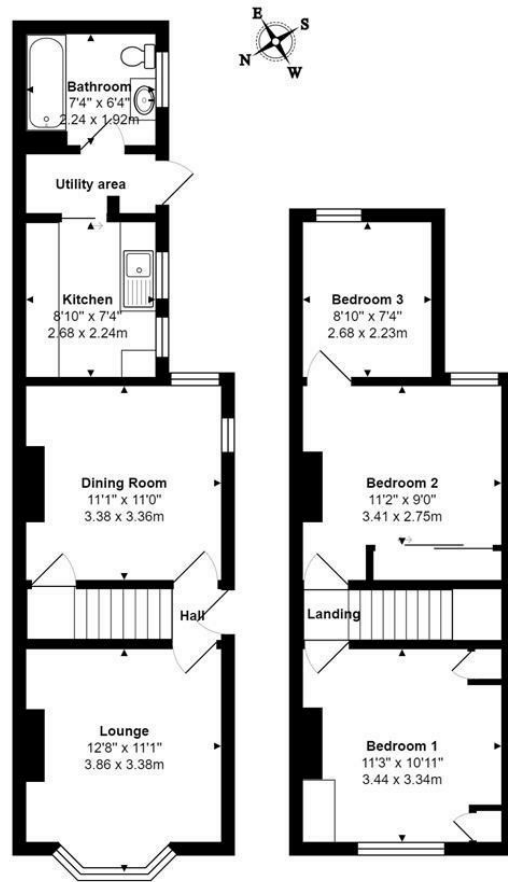
Claremont Road is a residential road of mainly similar properties, within a short walk of Sainsbury's supermarket and the River Thames, with Staines' High Street in the region of a 15 minute walk.

The accommodation comprises a living room, dining room, kitchen, small utility area and a bathroom downstairs, whilst upstairs are two double bedrooms, with a third bedroom off the second, with the ability to separate the two, to provide a stand alone 3rd bedroom or move the bathroom upstairs as many similar houses have done.

There is a lovely 65'+ south easterly facing rear garden and the potential for off road parking on the front. EPC Rating: E.



# Floor Plan



Total Area: 802 ft² ... 74.5 m²



## Features

- Victorian Semi-Detached
- Two Reception Rooms
- Downstairs Bathroom
- Double Glazed Windows
- Priced to reflect updating
- Two/Three Bedrooms
- Kitchen
- Modern Worcester Bosch Boiler
- Lovely 65'+ Rear Garden
- No Chain

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