



Staines-upon-Thames

£499,000 *Freehold*

B. S. BENNETT

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No Onward Chain! This three double bedroom end-of-terrace house offers a fantastic opportunity in a highly convenient location. Nestled at the end of a cul-de-sac, you'll enjoy a tranquil setting while being just a half-mile stroll from Staines Station and the vibrant Town Centre. The well-planned accommodation features a cloakroom, kitchen, lounge, and a large conservatory, perfect for extending your living space. Upstairs, the property boasts a master bedroom with en-suite shower room, two further double bedrooms, family bathroom, and a separate WC. Outside, you'll find gardens to both the front and rear, providing ample outdoor space, garage and dedicated parking space. The property presents a wonderful chance for those looking to put their own stamp on a home, as it requires some modernisation. Energy Rating: C.



Summary:

entrance hall | utility cupboard | cloakroom | lounge | large conservatory | kitchen | three double bedrooms | en suite shower room | family bathroom | WC | front and rear gardens | garage | parking space | gas central heating

Location:

This property offers a convenient location within a short walk (10 minutes) to Staines-upon-Thames town centre and railway station, and the scenic River Thames. Residents benefit from Staines' vibrant High Street, featuring diverse shops and restaurants within the Elmsleigh and Two Rivers shopping centres. Excellent transport links include easy access to the M25 and M3 motorways, proximity to Heathrow Airport, and a swift 30-minute train journey to London Waterloo.

Local Authority:

Spelthorne Borough Council. Knowle Green, Staines-upon-Thames TW18 1XB. Website: spelthorne.gov.uk

Council Tax Band: E Payable 2025/26: £2,948.95

Services:

Mains gas, electricity, water and main drainage.

Broadband Availability (according to ofcom.org.uk): Standard, Superfast and Ultrafast Full Fibre.

For mobile voice and data coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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B.S. Bennett Estate Agents

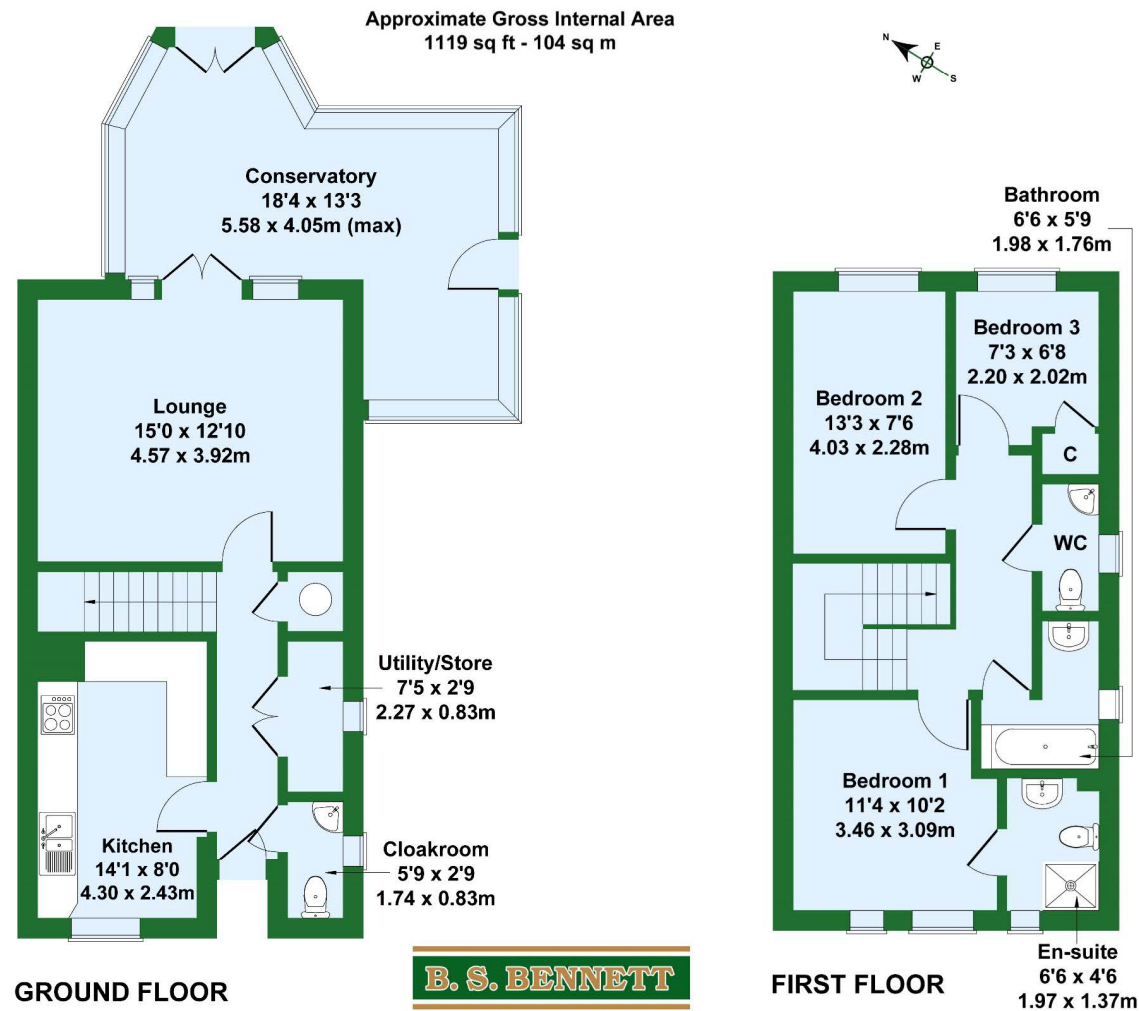
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Not to Scale. Produced by The Plan Portal 2024
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Please Note: We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the seller unless specifically itemised within these particulars. Internal photographs and floor plans are intended as a guide only. Where shown details of the lease, ground rent and service charge have been provided by the seller and their accuracy cannot be guaranteed. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.