



52 Richmond Road, Staines-Upon-Thames, TW18 2AB

Offers in excess of £600,000

An excellent opportunity to acquire a substantial semi-detached family home occupying a desirable position on Richmond Road, Staines-upon-Thames. This generously proportioned property provides an excellent balance of living and bedroom space, making it ideally suited to modern family life.

The property has the proportions and flexibility that buyers increasingly seek, with spacious accommodation arranged over three floors and considerable scope for a new owner to personalise and, subject to the necessary consents, further adapt the home to suit individual requirements.

Upon entering, the property provides a welcoming sense of space, with the accommodation offering excellent potential for both everyday family living and entertaining.

The kitchen provides a practical heart to the home, with the property's generous dimensions offering the opportunity to create a particularly impressive contemporary kitchen and dining environment if required.

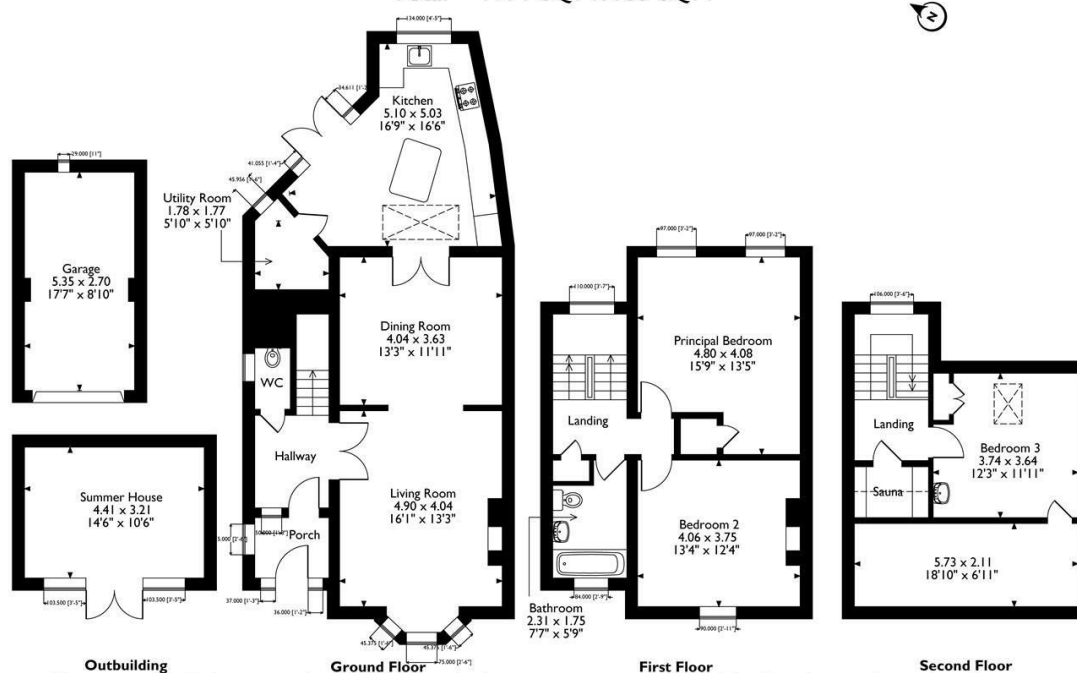
The next two floors include three good sized bedrooms, as well as a three suite bathroom and sauna.

Externally the property benefits from front and rear gardens, garage and outhouse.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Richmond Road, Staines-upon-Thames, Surrey
 Approximate Gross Internal Area
 Main House = 1669 SQFT/155 SQM
 Garage = 151 SQFT/14 SQM
 Outbuilding = 151 SQFT/14 SQM
 Total = 1971 SQFT/183 SQM



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk