



Stanwell, Staines-upon-Thames

Guide Price £400,000 *Freehold*

B. S. BENNETT

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Offered with vacant possession is this modern two-bedroom terrace house, tucked away in a quiet cul-de-sac. Built approximately fifteen years ago, the accommodation includes entrance hall, cloakroom, fitted kitchen with appliances, living/dining room with french doors that lead out to the rear garden, two good size bedrooms and a modern bathroom suite. Outside there is one designated parking space, further hard standing area at the front of the property and an enclosed private garden to the rear. Ideally situated close to Ashford town centre and Ashford train station being just over a mile away, while Hatton Cross tube station is approximately 3.5 miles away, as well as being conveniently located for the M25, M3 & M4 Motorways and Heathrow airport. Energy rating: C

Summary:

entrance hall | cloakroom | living/dining room | fitted kitchen with built in microwave, built in cooker, separate grill, gas hob, washing machine and integrated dishwasher | 2 bedrooms | modern bathroom | parking | rear garden | gas central heating | double glazed windows

Location:

Located just over a mile from Ashford station serving London Waterloo and with Hatton Cross tube station within a ten-minute drive. Conveniently placed within easy reach of Motorways M25, M3 & M4.

Services:

Mains gas, electricity, main water and 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>

Note:

There is a residents company - Pemberton Close Residents Company Limited (Company No: 6511769). There are a total of five properties, each property contributes 1/5 of the annual insurance premium for the access driveway, all parking spaces and common areas. Currently, the annual cost is approximately £150.00 per property.

Local Authority:

Spelthorne Borough Council, Knowle Green, Staines-upon-Thames, TW18 1XB

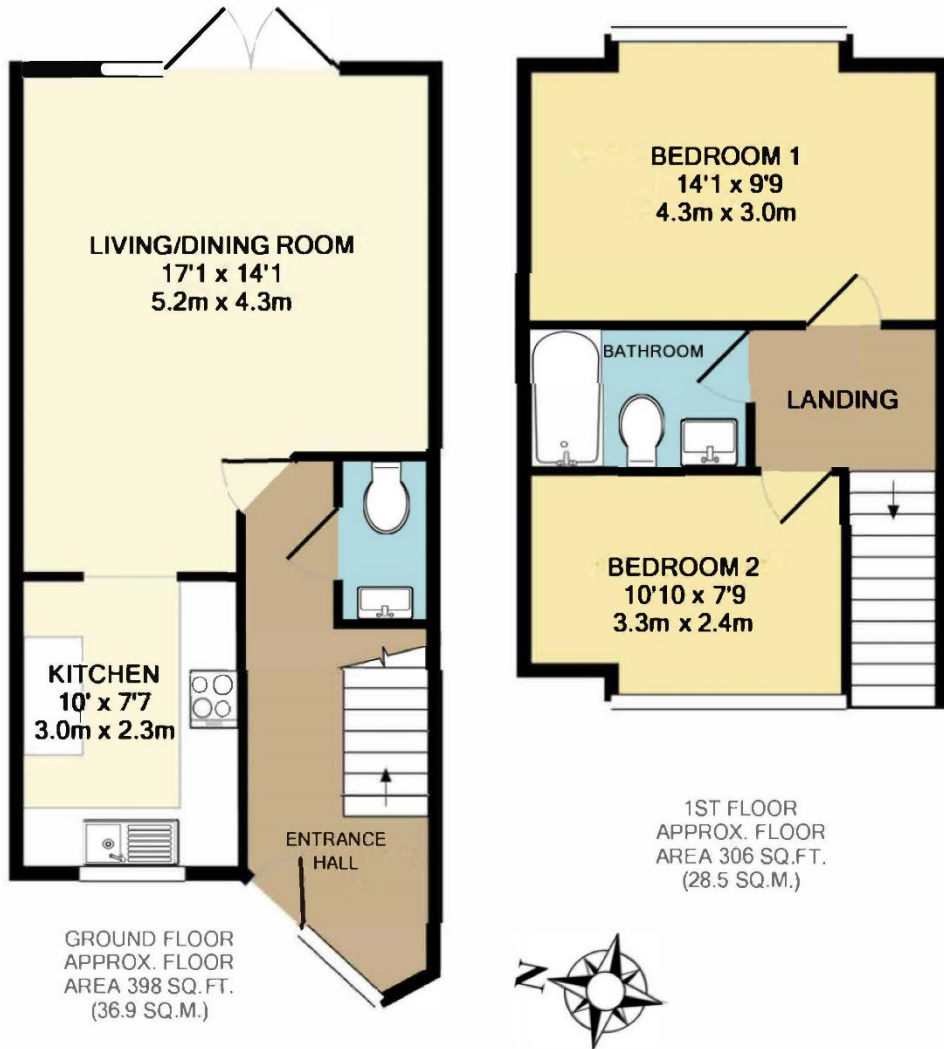
Tel: 01784 451499

Website: www.spelthorne.gov.uk

Council Tax Band: D

Payable 2024/2025: £2,304.58

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TOTAL APPROX. FLOOR AREA 704 SQ. FT. (65.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.