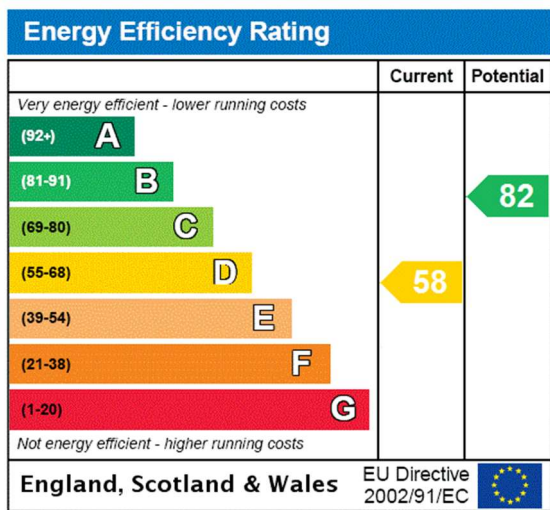


TOTAL FLOOR AREA: 1009sq. ft. (93.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metropix i2002



Viewing: by appointment via our Staines Office.

Mallard Court  
4 Clarence Street  
Staines upon Thames  
TW18 4SP

Tel: [01784 441818](tel:01784441818)

Please note that under the Consumer Protection Regulations we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.



8 Farm Road, Staines-upon-Thames, Surrey, TW18 2RB

£450,000



3



1



1



Off street



Yes



House



0.8 miles

Offered to the market is this three bedroom, semi-detached house. The property is located within easy reach of local amenities and Staines-upon-Thames mainline train station. The property is located on a no through road and benefits from off street parking to the rear of the house accessed via gates, as well as a detached timber garage/ workshop. The accommodation comprises a front aspect living room with stairs leading to the first floor. There is a fitted kitchen with space and plumbing for a washing machine, dishwasher, and space for a free-standing fridge/freezer, along with an integrated oven and hob. Also on the ground floor there is a shower room. To the rear of the property there is a conservatory that could be used as a dining space or as a home office. To the first floor there are three bedrooms with bedroom one offering built in storage. To the rear of the property there is an enclosed rear garden with a paved patio area and an area of lawn and shrubbery. There is also a side access gate.



- Three bedroom, semi detached
- Conservatory
- Close to Staines mainline train station
- house set in a quiet no through road
- Off street parking
- Spelthorne Borough Council Tax Band D £2,202 pa
- Shower room
- Garage/workshop
- Gas central heating
- Garden

The property is situated in a sought after location, close distance to Staines upon Thames town centre and Staines railway station, with easy access to the River Thames and its walks. Staines upon Thames is a prosperous riverside market town and, with London being close, Staines upon Thames is a commuter haven with immediate access onto the motorway network via the M25 and M3. Heathrow Airport is a short distance away and with frequent train services to Waterloo, with a journey time of around 30 minutes, this makes the area popular for potential buyers. Staines upon Thames has a pedestrianised High Street, with an extended range of shops and facilities.

