



## 58A Wheatsheaf Lane, Staines-Upon-Thames, TW18 2LR £625,000

\*\*\* NO ONWARD CHAIN \*\*\*

Good Move are delighted to present this three bedroom detached bungalow to the market.

This property briefly comprises a bright and spacious living room and adjoining dining room. The kitchen is well laid out with ample worktop and storage space with direct access to the outside space. There are three bedrooms, including a generous master bedroom benefiting an en-suite shower room and a family bathroom.

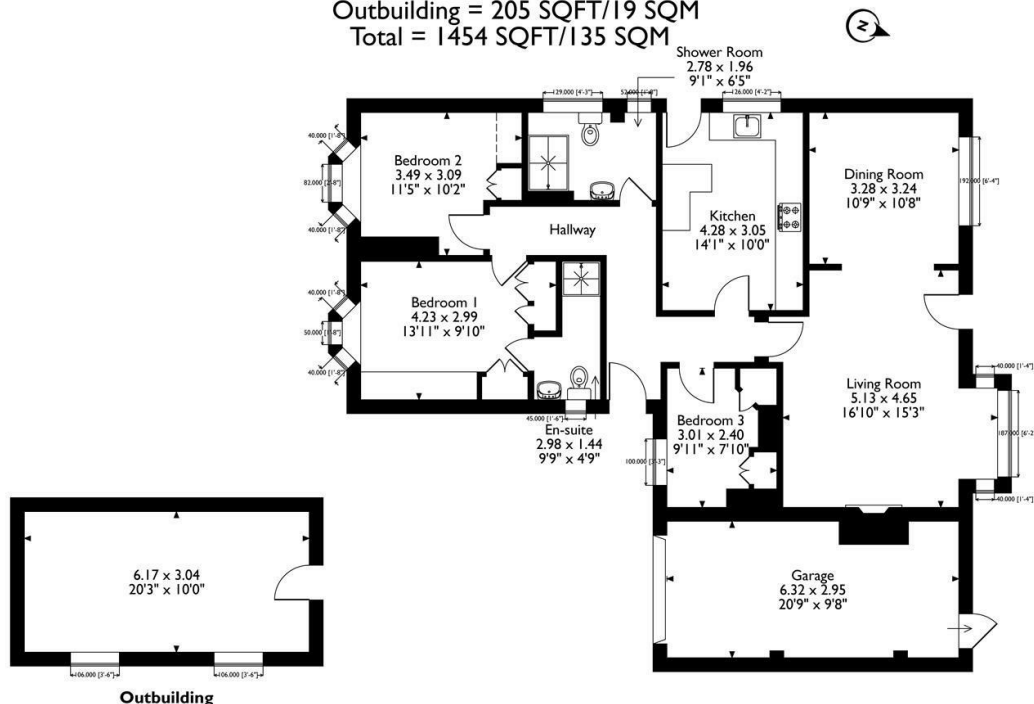
Externally, the property boasts a substantial gated driveway providing off-road parking for multiple vehicles, leading to a secure garage. To the rear, the property boasts a generous courtyard with a outbuilding.

This property is situated in a sought after location, close distance to Staines upon Thames town centre and mainline station. Staines upon Thames is a prosperous riverside market town with a variety of shops and facilities 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.

Attractively priced, this property is ideal for buyers ready to proceed. Early viewing is highly recommended.



Wheatsheaf Lane, Staines-upon-Thames, Surrey  
 Approximate Gross Internal Area  
 Main House = 1044 SQFT/97 SQM  
 Garage = 205 SQFT/19 SQM  
 Outbuilding = 205 SQFT/19 SQM  
 Total = 1454 SQFT/135 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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- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 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.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR**

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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

