



Clare Road, Stanwell, TW19 7EF
Guide Price £499,950

DBK
ESTATE AGENTS



With no onward chain, this newly refurbished home provides approximately 1,054 sq. ft. of well-proportioned accommodation with the potential for further development (stpp).

The ground floor features a large reception room alongside a brand-new modern kitchen with a dedicated dining area. The newly fitted kitchen creates a stylish and practical heart to the home, while a convenient ground-floor WC completes the accommodation on this level. Upstairs are three bedrooms together with a four piece family bathroom/WC.

Externally, the property benefits from a large rear garden with useful storage and gated side access. To the front is a further generous garden with off-street parking for up to three vehicles.

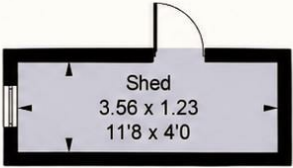
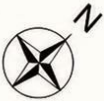
The location benefits from convenient access to local shops, well-regarded schools and open green spaces, while also being ideally placed for commuters, with excellent road links to the M25, M4, and Heathrow Airport. Nearby Staines-upon-Thames provides a wider range of shopping, dining, and leisure facilities, making this an ideal location for those seeking a balance between village living and everyday convenience.

Key Features

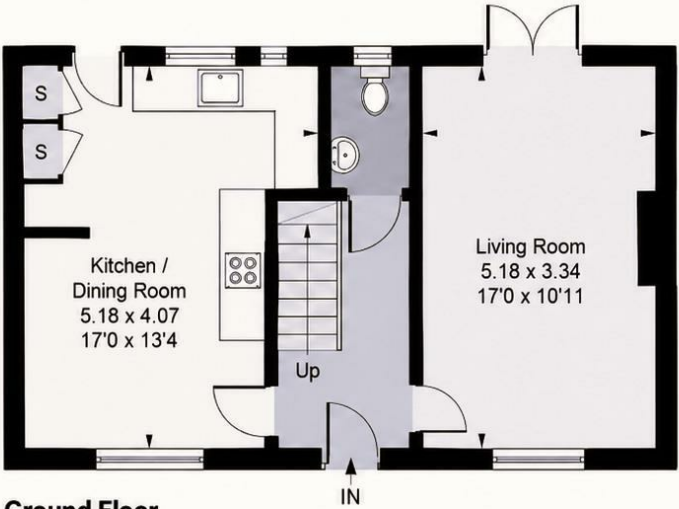
- Newly Refurbished + No Onward Chain
- Brand New Modern Kitchen with Dining Area
 - Three Bedrooms
 - Large Reception Room
 - Family Bathroom/ WC
 - Ground Floor WC
- Large Rear Garden with External Storage
- Large Front Garden with Parking for Three Vehicles + Gated Side Access
 - Scope for Development (stpp)
 - Circa 1,054 Sq.Ft



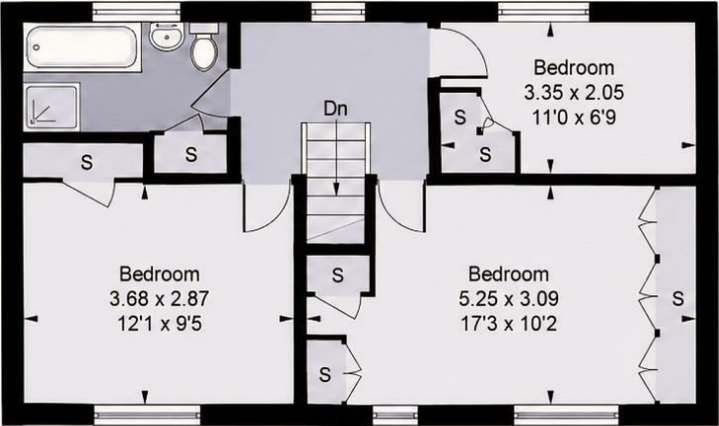
Approximate Gross Internal Area = 93.44 sq m / 1006 sq ft
Shed = 4.50 sq m / 48 sq ft
Total = 97.94 sq m / 1054 sq ft



(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

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.



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		