



Osborne Avenue, Stanwell, TW19 7AF
Guide Price £389,000

DBK
ESTATE AGENTS



Offered to the market in modernised and well-presented condition, this attractive terraced home provides comfortable accommodation together with excellent outside space and further scope for development, subject to the necessary planning permissions (STPP).

The ground floor features a welcoming reception room alongside a modern kitchen/diner. Upstairs are two bedrooms and a newly fitted, fashionable shower room, giving the property a fresh contemporary finish.

Externally, the home benefits from a lengthy rear garden with a garage positioned at the rear of the garden benefitting from rear vehicular access. At the front is a garden with off-street parking as well as additional on street parking available.

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.

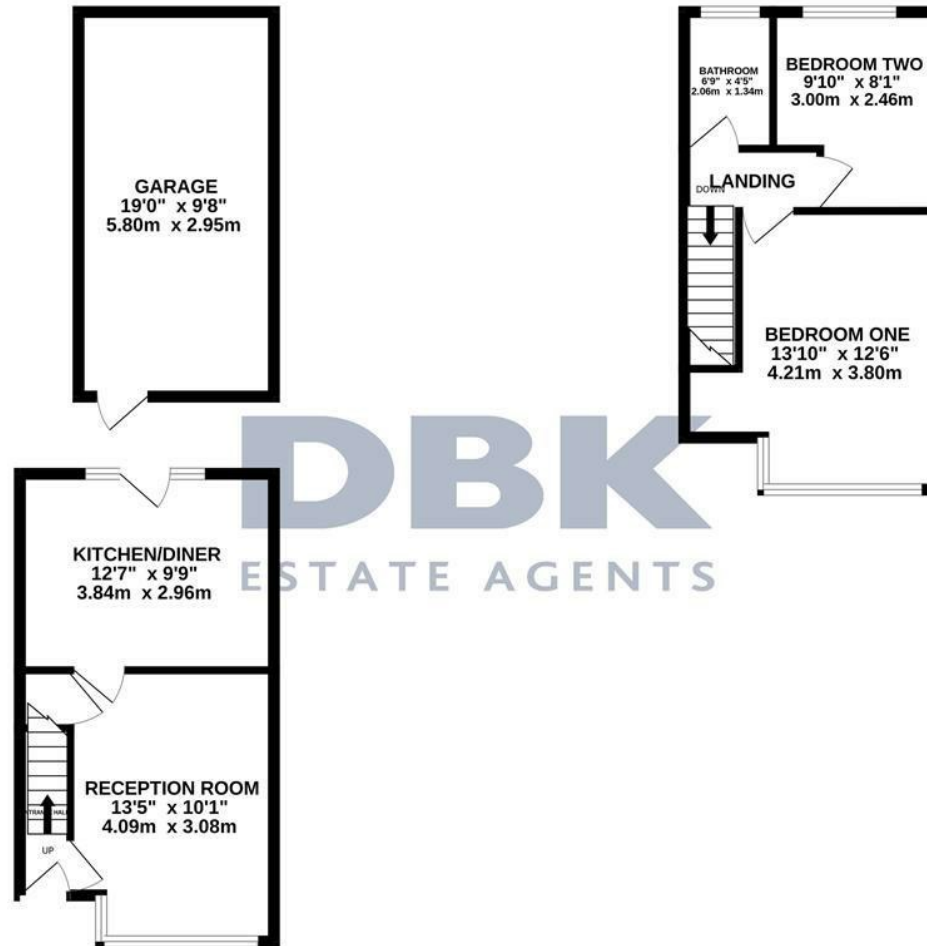
Key Features

- **Modernised + Well Presented Terrace Home**
 - **Scope for Development (stpp)**
 - **Two Bedrooms**
 - **Reception Room**
 - **Modern Kitchen/ Diner**
 - **New Fashionable Shower Room**
 - **Lengthy Rear Garden**
 - **Front Garden with Off Street Parking**
 - **Garage at Rear of Garden**
 - **Rear Vehicle Access**



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

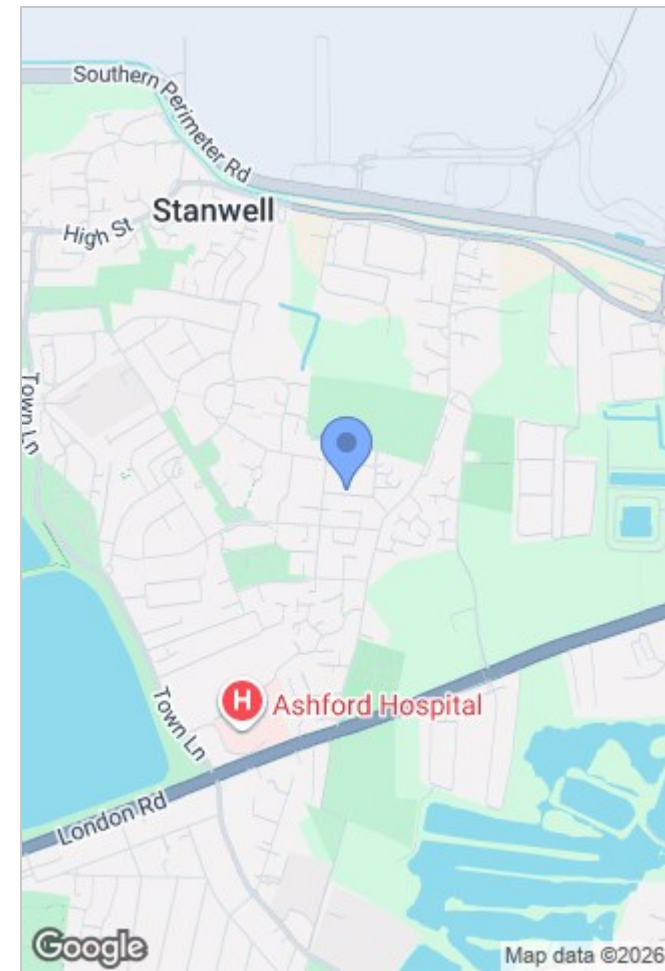
1ST FLOOR
285 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.7 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	70	
(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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