



42 Charles Road, Staines-Upon-Thames, TW18 1JX

£490,000

## 42 Charles Road, Staines-Upon-Thames, TW18 1JX

This immaculately presented three double-bedroom mid-terrace family home is situated on a quiet residential road, close to excellent transport links and within reach of great schools for all ages. The property features a stylish gloss-finish integrated kitchen that opens into a bright dining area that flows into the living room at the front of the property, creating a sociable and modern ground floor layout.

Externally, it benefits from off-road parking and a large rear garden with brick-built storage, offering plenty of outdoor space. There is also exciting potential to extend to the rear and into the loft (subject to planning), making it ideal for growing families or buyers looking to add value. A superb turn-key home in a convenient and peaceful location.



# Floor Plan



TOTAL FLOOR AREA : 838 sq.ft. (77.9 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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## Features

- Immaculately presented mid-terrace family home
- Modern gloss-finish integrated kitchen
- Off-road parking to the front of the property
- Excellent potential to extend to the rear and into the loft (STPP)
- Close to excellent transport links and local amenities
- Open-plan front living to dining room
- Three double bedrooms with fitted furniture
- Generous rear garden with brick-built storage
- Located on a quiet residential road
- Within reach of great schools for all ages



Tenure - Freehold Council Tax Band - D

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