

£715,000

Explorer Avenue

Staines-upon-Thames, TW19 7SS

PROPERTY SUMMARY

Freehold three-bedroom end-of-terrace home with planning permission granted for the construction of a new detached dwelling to the side of the existing property.

The existing double-fronted home currently offers three bedrooms and also benefits from approved planning permission to convert the loft, creating two additional bedrooms and increasing the accommodation to a spacious five-bedroom family home.

The approved new dwelling will extend over three floors and provide approximately 1,108 sq ft of well-designed internal accommodation.

Situated in a quiet residential location, the property is conveniently positioned close to local shops, schools and everyday amenities, while also offering excellent access to London Heathrow Airport, making it an attractive opportunity for developers, investors and owner-occupiers alike. scl-land

3



1



2



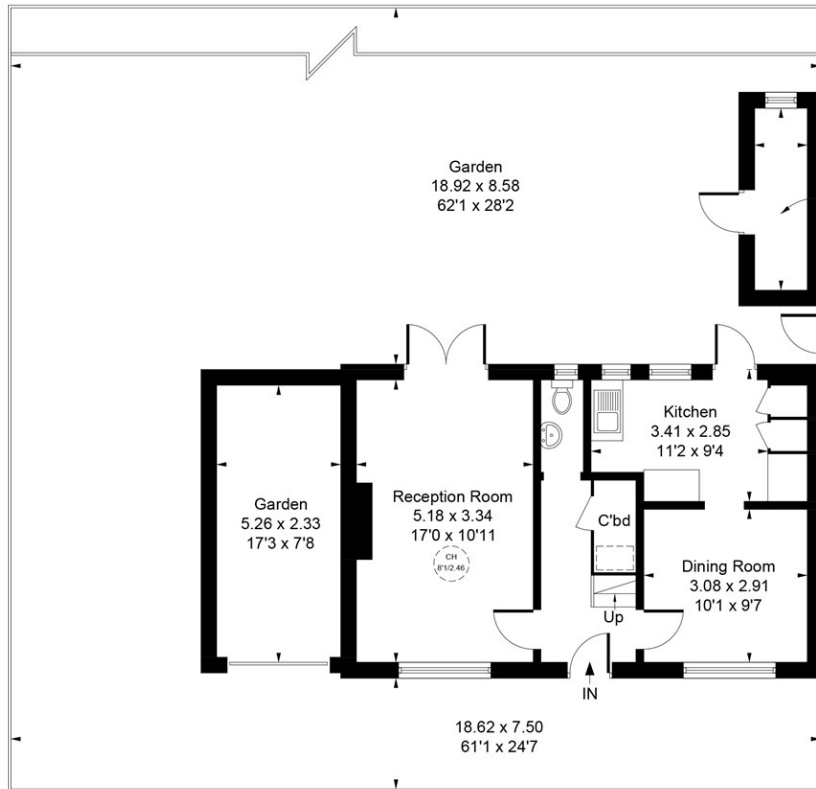


Approximate Gross Internal Area = 95.35 sq m / 1027 sq ft

Garage = 12.29 sq m / 132 sq ft

Outbuilding = 3.62 sq m / 39 sq ft

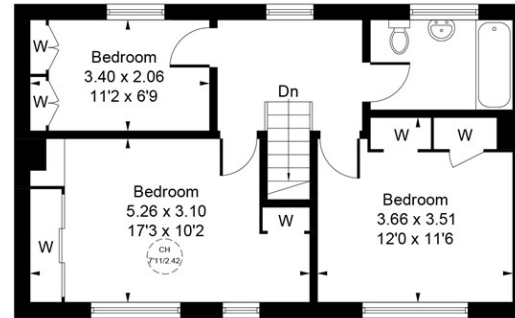
Total = 111.26 sq m / 1198 sq ft



Outbuilding
3.44 x 1.00
11'3" x 3'3"

CH = Ceiling Height

= Reduced headroom below 1.5m / 5'0"



Shaw & Co
ESTATE AGENTS

LOCAL AUTHORITY
Spelthorne Borough Council

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

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		



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 purchase.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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