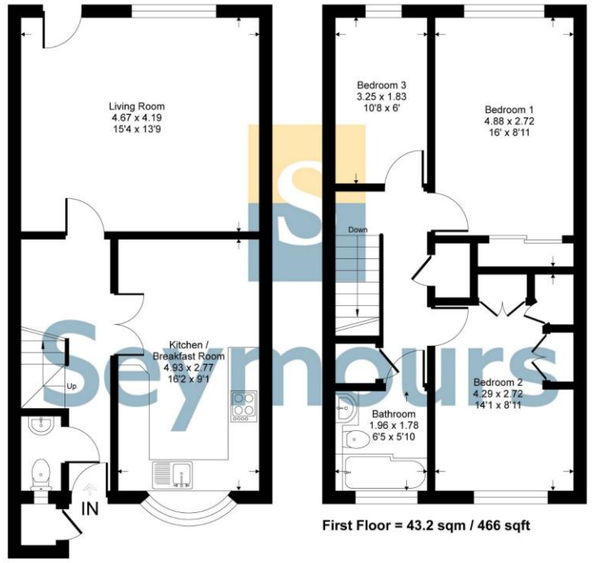
## Floorplan

### Abbot Close

Approximate Gross Internal Area = 87.8 sq m / 946 sq ft

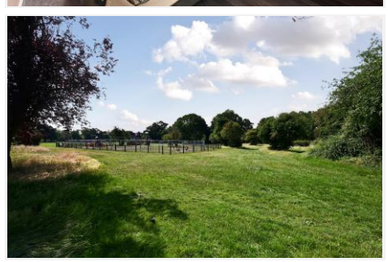



First Floor = 43.2 sqm / 466 sqft

Ground Floor = 44.5 sqm / 480 sqft

Whilst every attempt has been made to ensure the accuracy or 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.



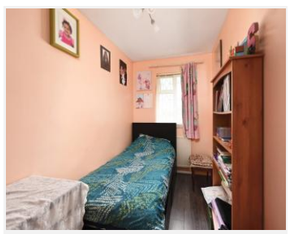




Seymours











# Abbot Close
# Laleham, Surrey, TW18 1QY
# £400,000 Offers Over

Freehold

Staines office 9-11 High Street, Market Square, Staines-Upon-Thames, Surrey, TW18 4QY
01784 682828 / mark@seymours-staines.co.uk / seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

To arrange a viewing please call our Staines office on 01784 682828

## Property details

- 3 bedrooms
- 1 baths
- EPC Rating To be confirmed
- 946 sq. ft
- Modern Terraced Family Home
- Three Bedrooms
- Spacious Kitchen/Breakfast Room
- Downstairs Cloakroom
- Garage In A Block
- Private Rear Garden
- Close To Laleham Village
- Upstairs Bathroom

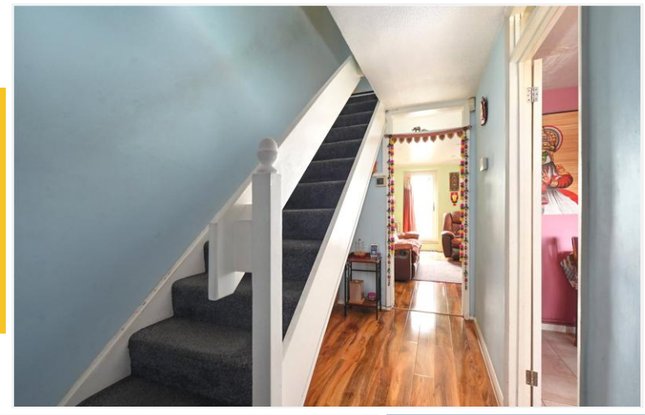
This well presented terraced home is situated at the end of a popular cul de sac that lies adjacent to Middle Green Park in Laleham. Features include a large modern fitted kitchen/breakfast room, well-appointed living/dining room with doors leading onto a private rear garden, downstairs cloakroom, upstairs bathroom, three bedrooms and garage in a nearby block. Laleham village and COE primary school is within a mile together with its village shops and pubs whilst Staines and Ashford town centres are a short drive away.

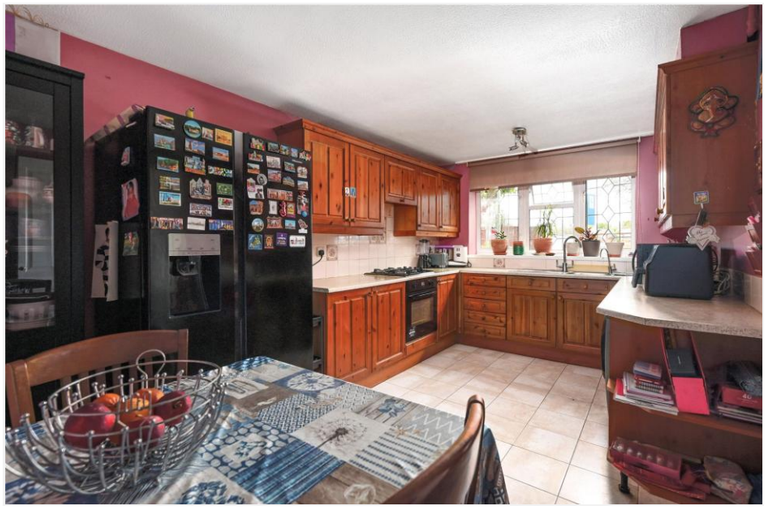
**Council tax band:** Tax band D
**Local authority:** Spelthorne Borough Council
**Tenure:** Freehold

**Viewings**
By appointment only
01784 682828 / mark@seymours-staines.co.uk



GARAGE IN A BLOCK





DOWNSTAIRS CLOAKROOM



The Property Ombudsman
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