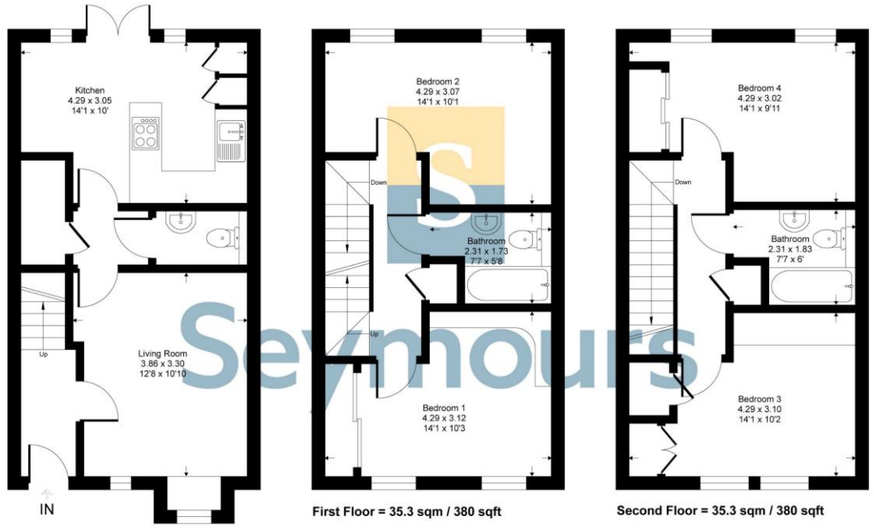
Floorplan

The Shires

Approximate Gross Internal Area = 106.5 sq m / 1147 sq ft
Approximate Garden Length = 9'2 ft



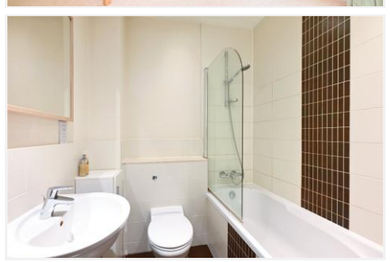
Ground Floor = 35.9 sqm / 387 sqft

First Floor = 35.3 sqm / 380 sqft

Second Floor = 35.3 sqm / 380 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











The Shires
Bowes Road, Staines, Surrey, TW18 3AD
£495,000 Asking Price

Leasehold
Lease Expiry - 3009
Service Charge - £1328 per annum

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

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

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.

Property details

- 4 bedrooms
- 2 baths
- EPC Rating C
- 1147 sq. ft

An attractive and well-proportioned four-bedroom townhouse offering spacious and versatile accommodation arranged over three floors, ideally suited to modern family living.

The ground floor features a welcoming entrance hall leading through to a bright and comfortable living room, together with a well-appointed kitchen/breakfast room fitted with a range of units and appliances. Patio doors provide direct access to the rear decking area, creating a natural connection between the indoor and outdoor living spaces. A downstairs WC also services the ground floor.

The first floor comprises two generous double bedrooms, served by a separate family bathroom. The second floor provides an impressive principal bedroom, complete with a Juliette balcony, alongside a fourth bedroom and an additional family bathroom.

Externally, the property benefits from a raised decked area to the rear. Residents' parking is also available.

Conveniently positioned within easy reach of Staines-upon-Thames town centre, the property is ideally located for the town's mainline railway station, extensive shopping facilities and a wide selection of popular restaurants and leisure amenities. The M25 motorway network and Heathrow Airport are also readily accessible.

An appealing and versatile family home, offering four bedrooms, well-balanced accommodation and a convenient location close to the many amenities of Staines-upon-Thames.

Council tax band: E
Local authority: Runnymead Borough Council



NO ONWARD CHAIN





TWO BATHROOMS

