

## £183,750 Shared Ownership

Rose Gardens, Stanwell, Surrey TW19 7UH



- Guideline Minimum Deposit £18,375
- Two Storey, Three Bedroom, Detached House
- Dual Aspect Reception Room
- Bathroom plus Downstairs WC
- Rear/Side Garden
- Guide Min Income Dual £57.1k | Single £65.7k
- Approx. 1158 (including garage)
- Three Good-Sized Double Bedrooms
- Double Glazing and Gas Central Heating
- Integral Garage plus Driveway

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £525,000). A rare chance to buy a detached, shared-ownership family home. The property has an integral garage and sits in a triangular plot with areas of garden to the side and the rear. Internal features include a spacious, naturally-lit entrance hall, an under-stairs cloakroom/WC, an attractive kitchen and a dual-aspect reception room. On the first floor are two very similar-sized bedrooms at the back of the house plus a third double at the front and a bathroom with limestone-style tiles. The A30 leads into London or out to the M25. Heathrow Terminals 4 and 5, plus Ashford Railway Station, can be easily reached via local bus and the beautiful, open spaces of Bedfont Lakes Country Park are only a short drive away. Town Farm Primary School and Nursery, which is just minutes away, was Ofsted reviewed in 2025 and rated 'Outstanding'.

**Housing Association:** A2Dominion.

**Tenure:** Leasehold (125 years from 01/04/1990). Freehold transferred on 100% ownership.

**Minimum Share:** 35% (£183,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £659.96 per month (subject to annual review).

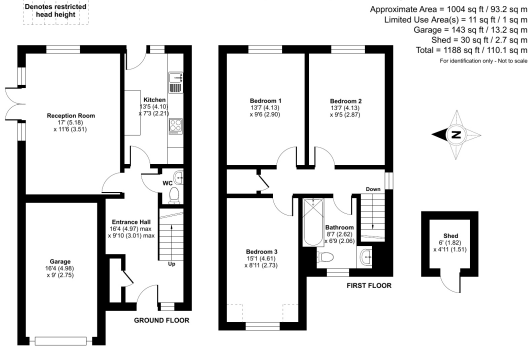
**Service Charge:** £70.44 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £TBC | Single - £TBC (based on minimum share and 10% deposit).

**Council Tax:** Band E, Spelthorne Borough Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.

**Rose Gardens, Stanwell, Staines-upon-Thames, TW19**



1 Floor plan provided in accordance with RICS Property Measurement (2nd Edition), incorporating International Property Measurement Standards (IPMS) Residential. © Urbanmoves 2020. Prepared by Urbanmoves. 0203 4422300

## DIMENSIONS

### GROUND FLOOR

**Entrance Hall**  
16' 4" x 9' 10" (4.97m x 3.01m)

**W.C.**

**Kitchen**  
13' 5" x 7' 3" (4.10m x 2.21m)

**Reception Room**  
17' 0" x 11' 6" (5.18m x 3.51m)

**Garage**  
16' 4" x 9' 0" (4.98m x 2.75m)

### FIRST FLOOR

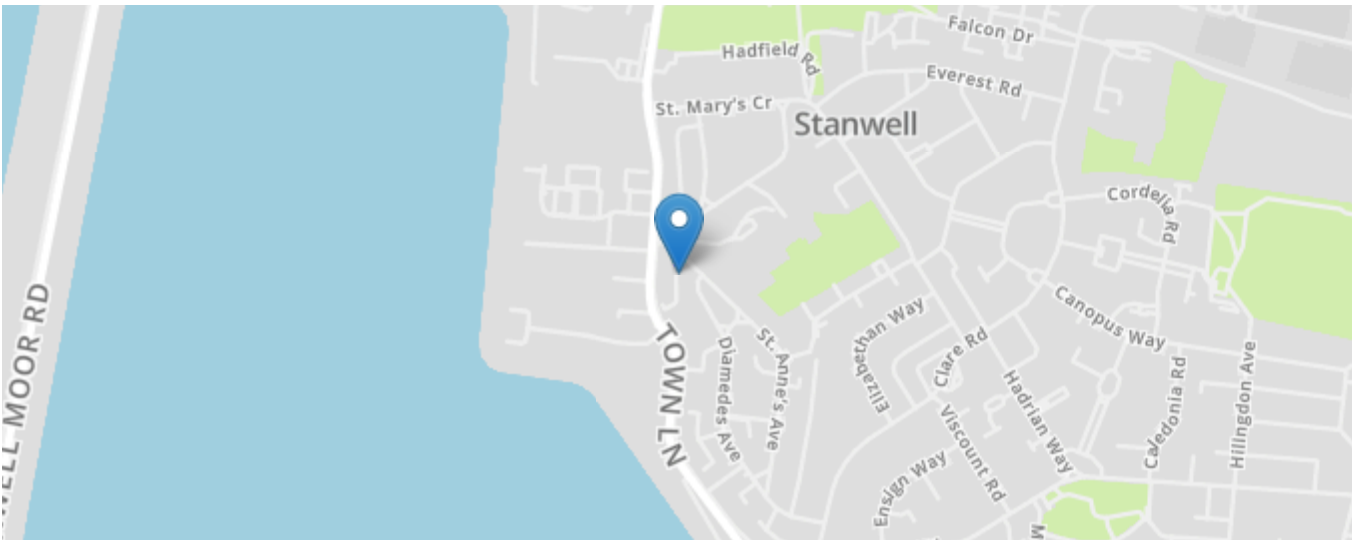
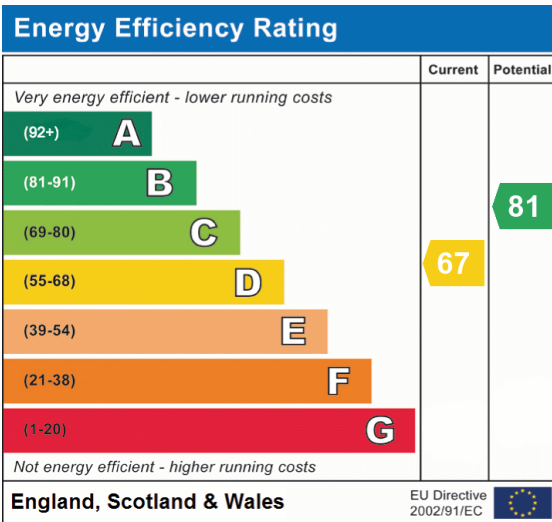
**Landing**

**Bedroom 1**  
13' 7" x 9' 6" (4.13m x 2.90m)

**Bedroom 2**  
13' 7" x 9' 5" (4.13m x 2.87m)

**Bedroom 3**  
15' 1" max. x 8' 11" (4.61m x 2.73m)

**Bathroom**  
8' 7" max. x 6' 9" max. (2.62m x 2.06m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.