



63a Avondale Avenue, Staines-upon-Thames, Surrey, TW18 2NG

WELL PRESENTED AND SPACIOUS GARDEN MAISONETTE SITUATED ALONG THIS POPULAR TREE-LINED ROAD IDEALLY LOCATED FOR EASY ACCESS TO STAINES TOWN CENTRE, LOCAL SHOPS & THE RIVER THAMES. The property benefits from a spacious lounge/diner leading to modern kitchen/breakfast room, two well proportioned bedrooms, modern shower room and private rear garden. No Onward Chain. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Covered Porch

With partly glazed door leading to:

Entrance Hall

Light point, radiator, stairs to first floor.

First Floor

Lounge

Rear and side aspect UPVC double glazed windows, light and power points, radiator.



Kitchen/Breakfast Room

Side aspect UPVC double glazed window, range of modern fitted units at eye and base level, roll edged worktops, sink drainer unit with mixer tap, space for cooker and fridge/freezer. Access to loft space. Door leading to rear garden.



Bedroom 1

Front aspect UPVC double glazed window, light and power points, radiator, range of built-in wardrobes.



Bedroom 2

Front aspect UPVC double glazed window, light and power points, radiator.

ROOM DESCRIPTIONS

Shower Room

Side aspect UPVC double glazed window, low level W.C, pedestal wash hand basin, built-in shower unit, heated towel rail, tiled floor, partly tiled walls, cupboard with space for washing machine dryer.



Outside

Front

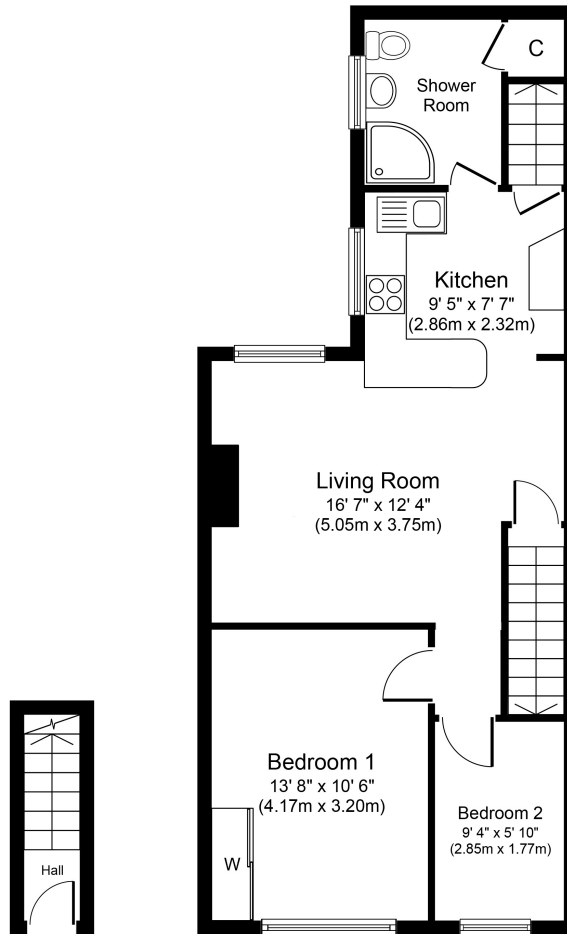


Rear Garden

Mainly laid to lawn, enclosed by wood-panel fencing with side gate.



FLOORPLAN



Ground Floor
Approximate Floor Area
37 sq. ft.
(3.0 sq. m.)

First Floor
Approximate Floor Area
583 sq. ft.
(54.0 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V&B Ltd 2024 | www.houseviz.com

127a, High Street, Staines-upon-Thames, TW18 4PD

01784 451458

staines@gregory-brown.co.uk