



11 Pavilion Gardens, Staines-upon-Thames, Surrey, TW18 1LS

WELL PRESENTED & SPACIOUS FOUR BEDROOM SEMI-DETACHED PROPERTY SITUATED ALONG THIS MUCH SOUGHT AFTER ROAD IDEALLY LOCATED FOR STAINES TOWN CENTRE, LOCAL SHOPS & SCHOOLS. The property benefits from a spacious lounge/diner, luxury fitted kitchen, downstairs W.C, four well proportioned bedrooms (en-suite to Bedroom 1), further modern white bathroom suite, large secluded rear garden and off-street parking. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Covered Porch

With UPVC double glazed door leading to:

Entrance Hall

Light and power points, radiator, understairs storage cupboard, stairs to first floor and doors to:

Downstairs W.C.

Low level W.C, wash hand basin, wall mounted boiler, light and extractor.

Lounge/Diner

Front aspect UPVC double glazed Bay window, light and power points, TV point, side aspect UPVC double glazed window, two radiators.



Kitchen

Rear aspect UPVC double glazed window, range of modern fitted units at eye and base level, Quartz worktops, 1 1/2 bowl sink drainer unit, built-in oven and hob with extractor over, integrated dishwasher and washing machine, space for fridge/freezer, radiator, downlighters, tiled floor, rear aspect UPVC double glazed door to Garden.



First Floor

Landing

Side aspect double glazed window, light point, stairs to second floor, doors to:

ROOM DESCRIPTIONS

Bedroom 2

Rear aspect double glazed window, light and power points, radiator.



Bedroom 3

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



Bedroom 4

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

Bathroom

Rear and side aspect double glazed windows, panel enclosed bath with shower over, pedestal wash hand basin, heated towel rail, cupboard housing hot water tank, tiled walls, light point.



Separate W.C.

Side aspect frosted window, low level W.C, partly tiled walls, light point.

Second Floor

Bedroom 1

Rear aspect UPVC double glazed window, light and power points, radiator, front aspect double glazed Velux windows.



ROOM DESCRIPTIONS

En-Suite Shower Room

Rear aspect UPVC double glazed window, panel enclosed bath, low level W.C, pedestal wash hand basin, heated towel rail, tiled walls, downlighters, extractor.



Outside

Front Garden

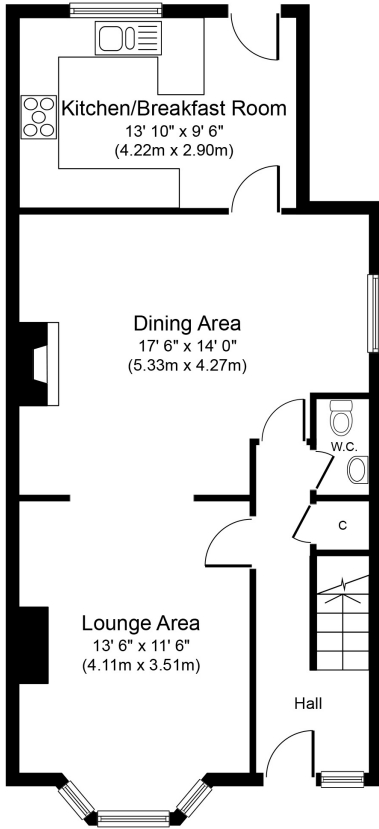
Mainly laid to block-paving providing off-street parking.

Rear Garden

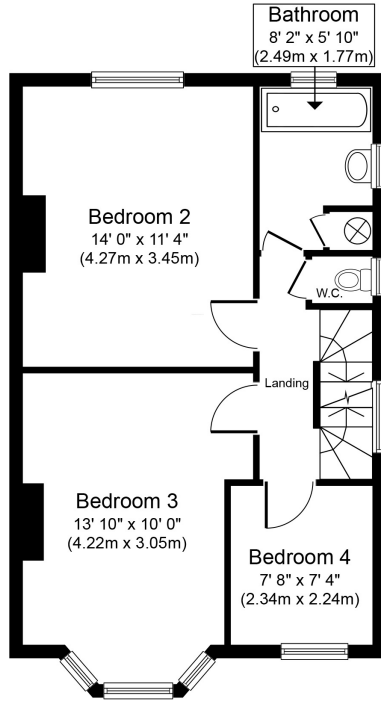
Paved patio area nearest to house, mainly laid to lawn with shrub borders, enclosed by wood-panel fencing, Timber Summerhouse.



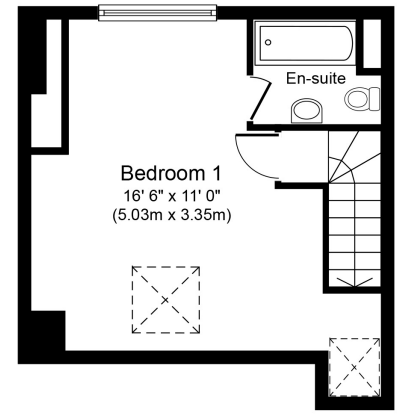
FLOORPLAN



Ground Floor
Approximate Floor Area
617 sq. ft.
(57.3 sq. m.)



First Floor
Approximate Floor Area
457 sq. ft.
(42.4 sq. m.)



Second Floor
Approximate Floor Area
305 sq. ft.
(28.3 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.

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