



## **30 Moorfields Close, Staines-upon-Thames, Surrey, TW18**

### **3LU**

WELL PRESENTED AND SPACIOUS FOUR BEDROOM SEMI-DETACHED PROPERTY IN MUCH SOUGHT AFTER CLOSE IDEALLY POSITIONED FOR EASY ACCESS TO STAINES, EGHAM & CHERTSEY TOWN CENTRES. The property benefits from a spacious lounge, dining room, modern fitted kitchen, downstairs W.C, four well-proportioned bedrooms, modern white bathroom suite, large secluded rear garden, off-street parking and garage. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### Hardwood front door leading to:

#### Entrance Hall

Light and power points, radiator, wood-style laminate flooring, stairs to first floor, understairs storage cupboard, doors to:

#### Downstairs W.C.

Front aspect window, low level W.C, wash hand basin, radiator, light point.

#### Lounge



Rear aspect UPVC double glazed French doors to Garden, light and power points, two radiators, TV point.

#### Dining Room



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

#### Kitchen



Rear and side aspect UPVC double glazed window, range of fitted units at eye and base level, roll edged worktops, 1 1/2 bowl sink drainer unit, built-in oven and hob with extractor over, integrated dishwasher, washing machine, tumble dryer and fridge/freezer. Side aspect UPVC double glazed door to Garden, radiator, breakfast bar, wall mounted boiler.

#### First Floor

#### Landing

Light and power points, cupboard housing hot water tank, access to loft space and doors to:

#### Bedroom 1



Rear aspect UPVC double glazed window, light and power points, radiator, built-in wardrobes and cupboards, double shower unit.

## ROOM DESCRIPTIONS

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### Bedroom 2



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

### Bedroom 3



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

### Bedroom 4

Front aspect UPVC double glazed window, light and power points, single radiator, built-in wardrobe.

### Bathroom



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

### Outside

#### Front Garden

Mainly laid to lawn with pathway leading to front door. Driveway to Garage.

#### Rear Garden

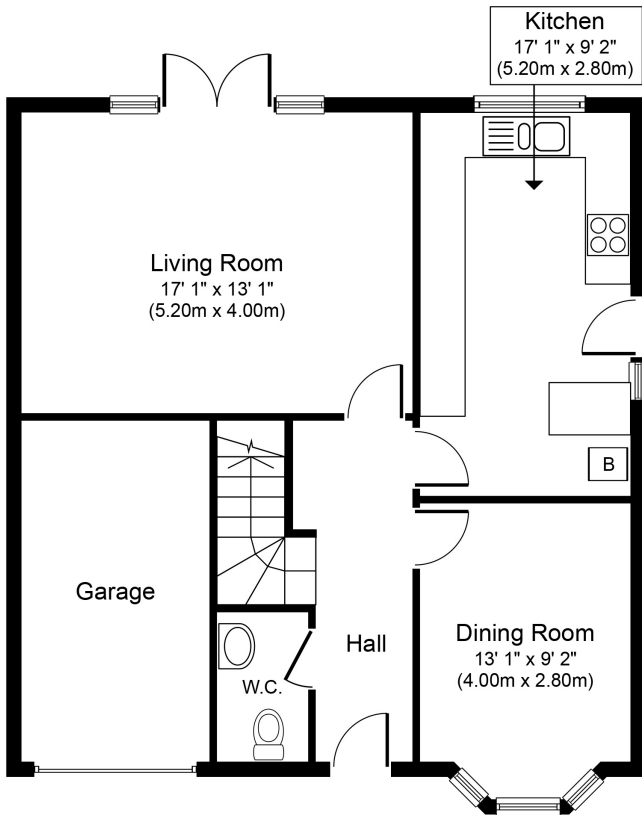


Paved patio area nearest to house, mainly laid to lawn, outside tap, gated side access to front.

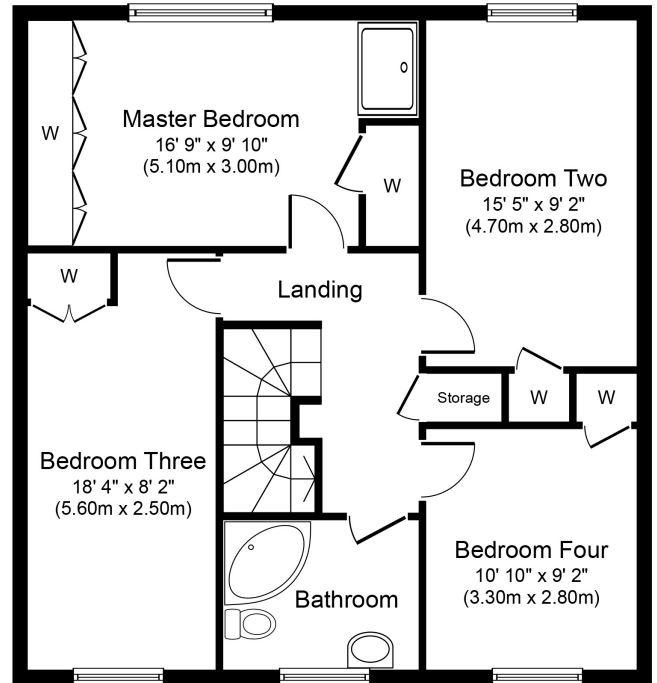
#### Garage

With metal up and over door, light and power.

# FLOORPLAN



**Ground Floor**  
Approximate Floor Area  
764 sq. ft.  
(71.0 sq. m.)



**First Floor**  
Approximate Floor Area  
753 sq. ft.  
(70.0 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. 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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