



## **13 Westbourne Road, Staines- upon-Thames, Surrey, TW18 1HF**

SITUATED ALONG THIS MUCH SOUGHT AFTER ROAD THIS SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY OFFERS GREAT SCOPE FOR IMPROVEMENT & EXTENSION (S.T.R.P.P). The property benefits from a spacious lounge, dining room, fitted kitchen, three well-proportioned bedrooms, bathroom, large secluded rear garden, garage and off-street parking. No Onward Chain. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### Entrance Porch

With UPVC double glazed door, further partly glazed door to:

### Entrance Hall

Light point, radiator, parquet flooring, stairs to first floor, understairs storage cupboard, doors to:

### Lounge

Front aspect UPVC double glazed semi-bay window, light and power points, radiator, TV point, glazed sliding doors to Dining Room.



### Dining Room

Rear aspect double glazed sliding patio doors to Garden, light and power points, radiator.



### Kitchen

Rear aspect UPVC double glazed window, roll edged worktops, base level cupboards, sink drainer unit, space for cooker, partly tiled walls, larder cupboard, side aspect UPVC double glazed door to driveway.



## First Floor

### Landing

Side aspect UPVC double glazed window, light point, access to loft space and doors to:

### Bedroom 1

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





## ROOM DESCRIPTIONS

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### Bedroom 2

Rear aspect UPVC double glazed window, light and power points, cast-iron radiator.



### Bedroom 3

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

### Bathroom

Rear aspect UPVC double glazed window, panel enclosed bath, wash hand basin inset to cabinet, partly tiled walls, cupboard housing hot water tank.



## Outside

### Front Garden

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

### Rear Garden

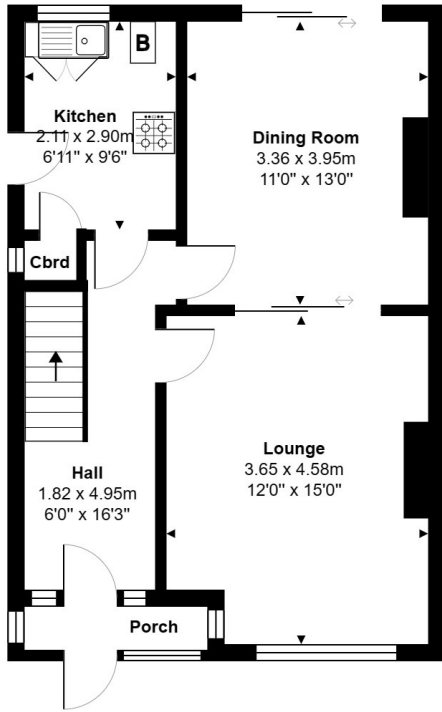
Mainly laid to lawn with shrub borders, gated side access to front, Garage inset.



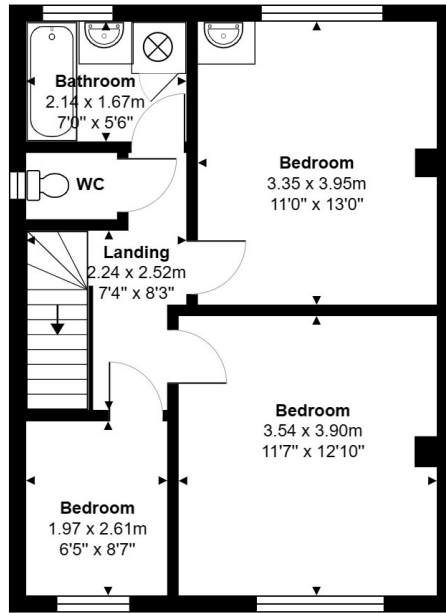
### Garage

With up and over door.

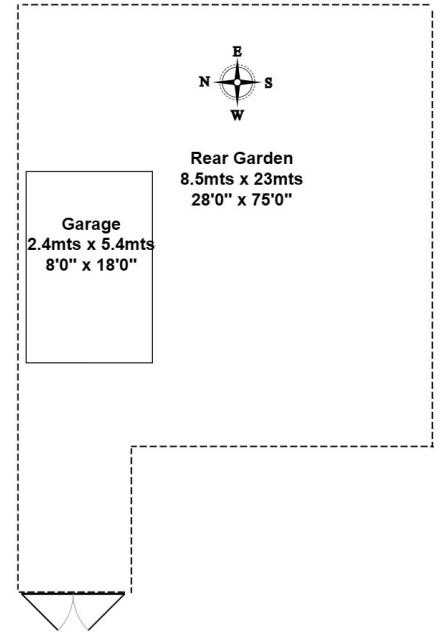
# FLOORPLAN



Ground Floor



First Floor



Garden

Total Area: 95.0 m<sup>2</sup> ... 1023 ft<sup>2</sup>

All measurements are approximate and for display purposes only.