



## **33 Kenilworth Gardens, Staines-upon-Thames, Surrey, TW18 1DW**

VERY WELL PRESENTED AND SPACIOUS TWO BEDROOM PROPERTY SITUATED ALONG MUCH SOUGHT AFTER ROAD IDEALLY LOCATED FOR TOWN CENTRE & MAINLINE TRAIN STATION. The property benefits from a spacious lounge, luxury kitchen/diner, utility room, downstairs W.C, two double bedrooms with mezzanine level to bedroom 1, luxury bathroom and secluded rear garden. Viewings Highly Recommended!



## ROOM DESCRIPTIONS

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### Covered Porch

With partly glazed door leading to:

### Entrance Hall

With stairs to first floor and door to Lounge.

### Kitchen/Diner

Range of modern fitted units at eye and base level, sink drainer unit, built-in oven and hob with extractor, space for dishwasher and fridge/freezer, rear aspect double glazed French doors to Garden, radiator, TV point, Velux window, side aspect double glazed window.



### Lounge

Front aspect UPVC double glazed semi-bay window, light and power points, vertical radiators, open fireplace, light and power points, TV point, understairs storage cupboard.



### Utility Room

Side aspect door to Garden, Velux window, sink drainer unit, space for washing machine and tumble dryer, tiled floor.



### Downstairs W.C.

Velux window, low level W.C, pedestal wash hand basin, glass-block window, partly tiled walls and floor.

## First Floor

### Landing

Light and power points, doors to:

## ROOM DESCRIPTIONS

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### Bedroom 1

Front aspect UPVC double glazed window, light and power points, vertical radiator, built-in wardrobes, staircase to mezzanine, built-in storage, Velux windows, eves storage.



### Bedroom 2

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



### Bathroom

Rear aspect double glazed Porthole window, panel enclosed bath, wash hand basin inset to cabinet, low level W.C., double-shower, heated towel rail, partly tiled walls and floor. Velux window.



### Outside

#### Front Garden

Mainly laid to gravel.



## ROOM DESCRIPTIONS

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### **Rear Garden**

Decking area nearest to house, mainly laid to astro-turf with further patio, enclosed by wood-panel fencing. Gated rear access.

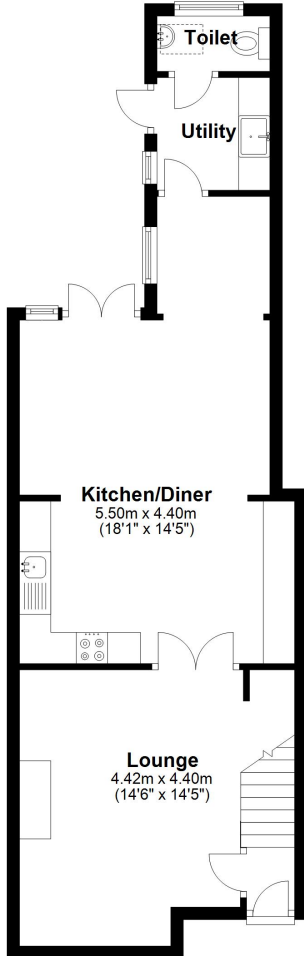




# FLOORPLAN

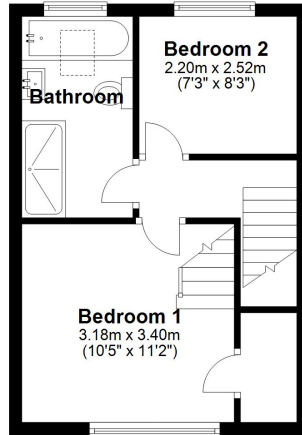
## Ground Floor

Approx. 50.5 sq. metres (543.6 sq. feet)



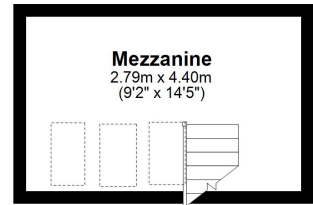
## First Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



## Second Floor

Approx. 12.3 sq. metres (132.2 sq. feet)



Total area: approx. 91.4 sq. metres (983.7 sq. feet)