



7 Robin Way, Staines-upon-Thames, Surrey, TW18 4RL

WELL PRESENTED & SPACIOUS THREE BEDROOM, TWO BATHROOM END-TERRACED PROPERTY SITUATED ALONG MUCH SOUGHT AFTER NO-THROUGH ROAD IDEALLY LOCATED WITHIN MOMENTS OF TOWN CENTRE & MAINLINE TRAIN STATION. The property benefits from a spacious lounge/diner, separate fitted kitchen, three well proportioned bedrooms (en-suite to Bedroom 1), further white bathroom suite, secluded rear garden, driveway and garage. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Covered Porch

With UPVC double glazed door leading to:

Entrance Hall

Light and power points, radiator.

Lounge/Diner

Rear aspect UPVC double glazed window and French doors to Garden, light and power points, radiators, stairs to first floor.



Kitchen

Front aspect UPVC double glazed window, range of fitted units at eye and base level, roll edged worktops, 1 1/2 bowl sink drainer unit, space for washing machine and fridge/freezer, built-in oven and hob with extractor over, tiled walls and floor.



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.

Door to:



En-suite Shower Room

Low level W.C, pedestal wash hand basin, built-in shower, tiled walls, radiator, light and extractor.



Bedroom 2

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



Bedroom 3

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

ROOM DESCRIPTIONS

Bathroom

Front aspect UPVC double glazed window, panel enclosed bath, low level W.C, pedestal wash hand basin, radiator, tiled walls, light point.



Outside

Front Garden

Mainly laid to lawn with pathway to front door, driveway leading to Garage, cupboard housing boiler.

Rear Garden

Paved patio area nearest to house, mainly laid to lawn with shrub borders, gated side access to front, outside light.



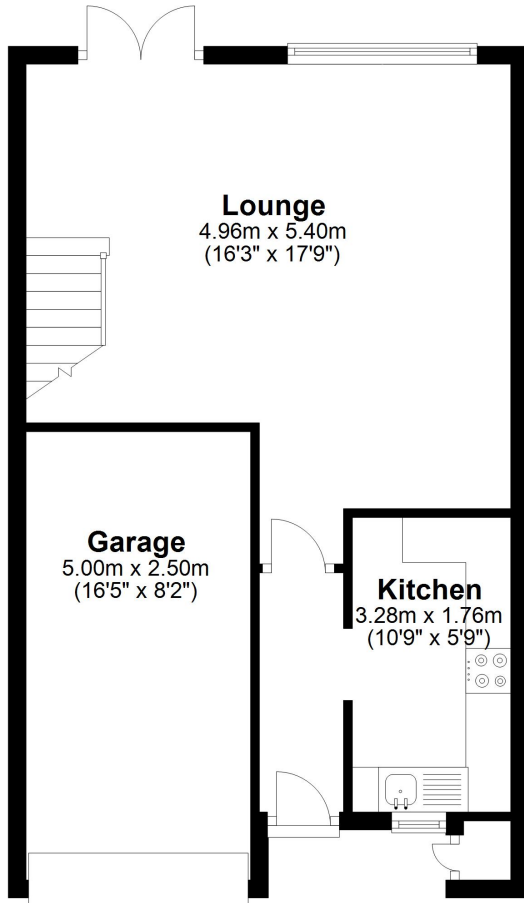
Garage

With metal up and over door, light and power points.

FLOORPLAN

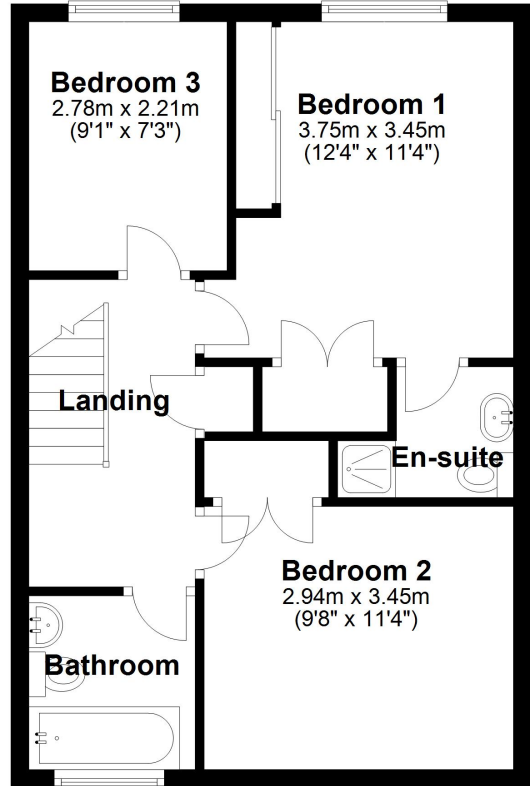
Ground Floor

Approx. 47.3 sq. metres (509.6 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



Total area: approx. 92.4 sq. metres (994.4 sq. feet)