



## **11 Diamedes Avenue, Stanwell, Staines-upon-Thames, Surrey, TW19 7JE**

SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE IDEALLY LOCATED FOR HEATHROW AIRPORT & LOCAL MOTORWAY NETWORKS. Offering a great opportunity for expansion and improvement the property benefits from a spacious kitchen/diner, large lounge, three well-proportioned bedrooms, bathroom, large secluded rear garden and no onward chain. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### Covered Porch

With partly glazed door leading to:

### Entrance Hall

Light point, radiator.

### Lounge

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



### Kitchen/Diner

Rear aspect UPVC double glazed French doors to Garden, side aspect UPVC double glazed window, range of fitted units at eye and base level, sink drainer unit, space for cooker, washing machine and fridge/freezer. Radiator, UPVC double glazed door to Garden, understairs storage cupboard housing boiler.



## First Floor

### Landing

Side aspect UPVC double glazed window, light and power points, access to loft space.

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

Rear aspect UPVC double glazed window, panel enclosed bath with shower over, wash hand basin, electric radiator, light point.

### Separate W.C.

Side aspect UPVC double glazed window, low level W.C, light point.

## Outside

### Front Garden

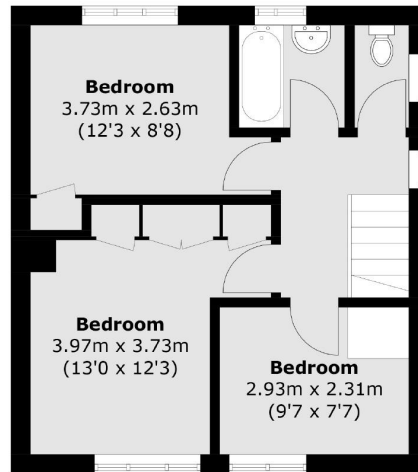
Mainly laid to gravel, pathway to front door.

### Rear Garden

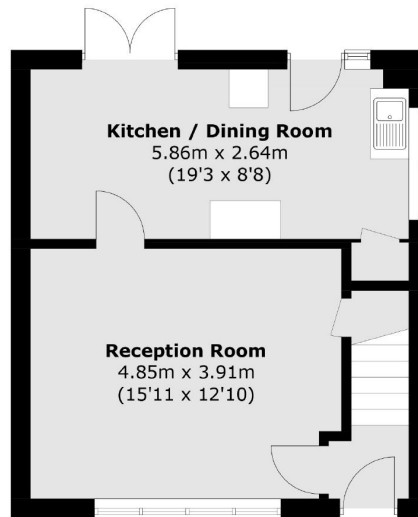
Mainly laid to lawn with shrub borders, pathway leading to storage shed, gated side access to front.



# FLOORPLAN



**First Floor**



**Ground Floor**

Total area (approx.): 79.5 sq. m (855.8 sq. ft)