



## **12 Hadrian Way, Staines-upon-Thames, Surrey, TW19 7DN**

SPACIOUS THREE BEDROOM PROPERTY SITUATED ALONG SOUGHT AFTER ROAD IDEALLY LOCATED FOR BOTH STAINES & ASHFORD TOWN CENTRES, LOCAL MOTORWAY NETWORKS & HEATHROW AIRPORT. The property benefits from a spacious lounge/diner, fitted kitchen with separate utility/study, three well proportioned bedrooms, white bathroom suite and large secluded rear garden. Viewings Highly Recommended!



## ROOM DESCRIPTIONS

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### Covered Porch

With UPVC double glazed front door leading to:

### Entrance Hall

Light point, radiator, stairs to first floor and doors to:

### Utility/Study

Front aspect window, light and power points, front aspect door, built-in storage cupboard.



### Lounge

Front aspect UPVC double glazed window, light and power points, radiator, glazed doors to Lean-too.



### Kitchen

Rear aspect UPVC double glazed window, range of fitted units at eye and base level, roll edged worktops, sink drainer unit, built-in oven and hob, space for washing machine, dishwasher and low level fridge. Built-in larder cupboard, radiator, understairs storage cupboard. Door to Lean-too.



### Lean-too

Rear and side aspect window, light and power points, side door to Garden, radiator.



## First Floor

### Landing

Light point, built-in storage cupboard, access to loft space and doors to:



## ROOM DESCRIPTIONS

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### Bedroom 1

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



### Bedroom 2

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



### Bedroom 3

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

### Bathroom

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



### Separate W.C.

Rear aspect UPVC double glazed frosted window, low level W.C, light point, partly tiled walls.

### Outside

#### Front Garden

With pathway to front door.

#### Rear Garden

Paved patio area nearest to house, pathway leading to Timber shed with light and power, astro-turf & lawn areas.

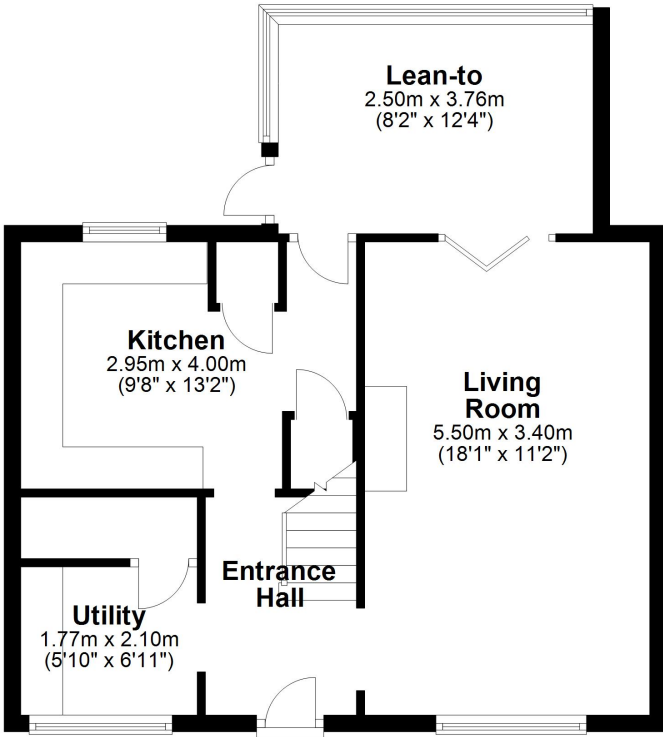




# FLOORPLAN

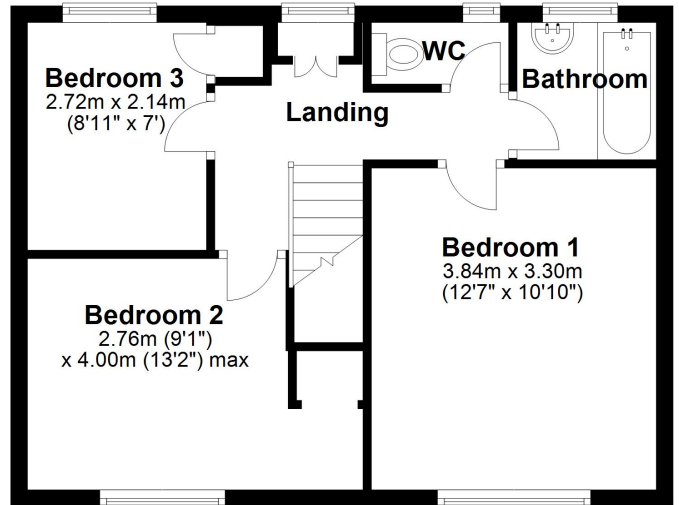
## Ground Floor

Approx. 51.7 sq. metres (556.0 sq. feet)



## First Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



Total area: approx. 93.2 sq. metres (1002.7 sq. feet)