



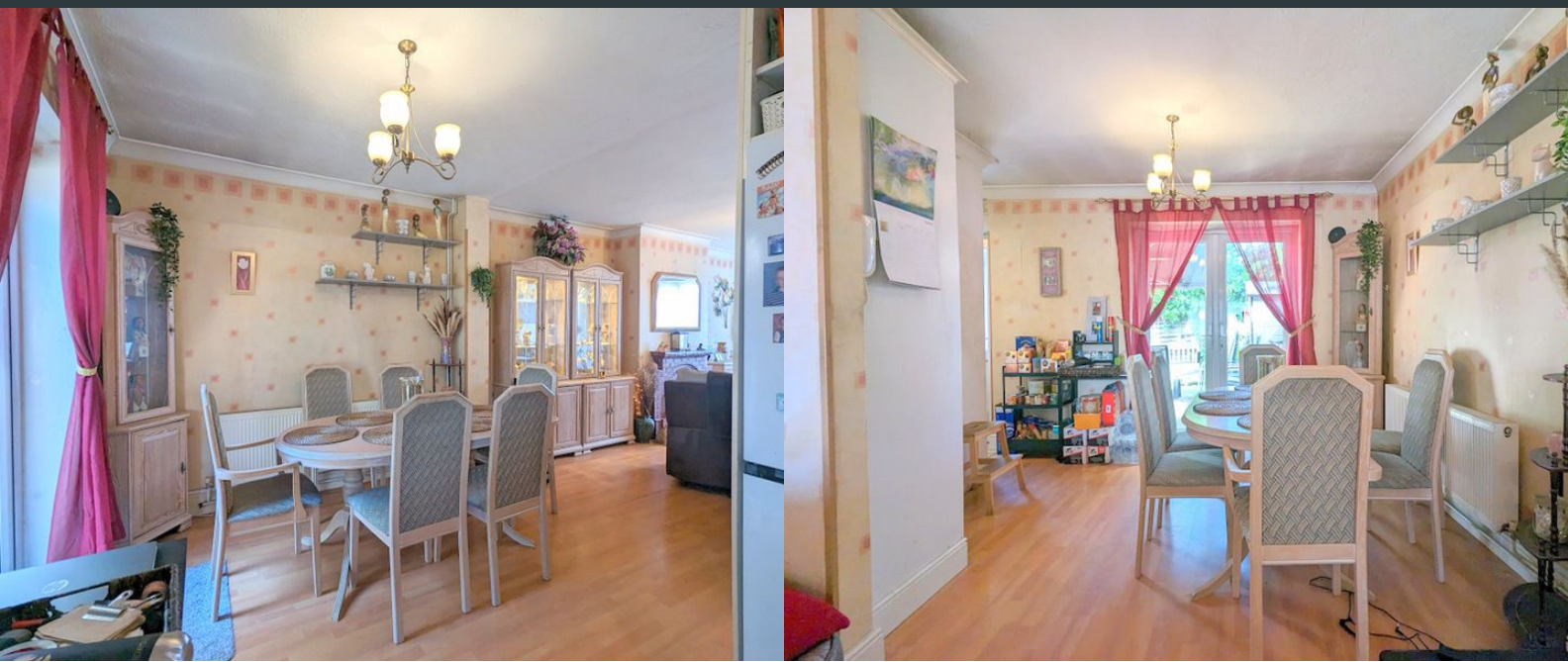
44 Pates Manor Drive, Bedfont. TW14 8JJ

- Entrance Hall
- Spacious Lounge/ Dining Room
- Open Kitchen
- First Floor Landing
- Three Good Size Bedrooms
- Bathroom & Sep. W.C
- Private Rear Garden
- Integral Garage/Office
- Driveway for 2 Cars
- HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

A SPACIOUS AND WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE QUIETLY SITUATED IN A HIGHLY SOUGHT AFTER CUL-DE-SAC CLOSE TO LOCAL HIGH STREET, TERMINAL 4 AND HATTON CROSS UNDERGROUND STATION. AN EARLY VIEWING IS HIGHLY RECOMMENDED.



ROOM DESCRIPTIONS

ENTRANCE HALL

Spacious area with turning stairs to first floor with cupboard under, double radiator, coved ceiling, laminate flooring, doors to:

LIVING ROOM

Front aspect double glazed leaded light window, radiator, feature gas coal effect fire in brick surround, T.V aerial cable, coved ceiling, laminate flooring, open plan to:

DINING ROOM

Double glazed french doors to rear garden, double radiator, coved ceiling, opening to:

KITCHEN

Rear aspect double glazed window, fitted in a matching range of modern units comprising one and a half bowl single drainer sink unit with mixer tap, base cupboard and drawers with tiled splashbacks, built in electric fan oven, fitted gas hob with extractor fan over, coved ceiling, cupboard housing potterton gas boiler, recess and plumbing for washing machine, recess for fridge, tiled floor, double glazed frosted door to rear garden.

FIRST FLOOR

SPACIOUS LANDING with side aspect double glazed frosted window, hatch to loft with light, doors to:

MASTER BEDROOM

Front aspect double glazed leaded light window, radiator, telephone point.

BEDROOM TWO

Rear aspect double glazed window, radiator.

BEDROOM THREE

Front aspect double glazed leaded light window, radiator.

BATHROOM

A white modern suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, tiled walls, radiator, rear aspect double glazed frosted window, airing cupboard housing hot water tank.

SEPARATE W.C

Side aspect double glazed frosted window, low level w.c, tiled walls.

THE FRONT GARDEN

is mainly tarmaced providing off street parking with access to:

INTEGRAL GARAGE

Note: The garage has been split with front storage approached via up and over door. The rear part is approached via side entrance double glazed door with light and power, currently being used as an office.

THE REAR GARDEN

Fully enclosed and decked for ease of maintenance, water tap.



