



## **3 Northfield Court Northfield Road, Staines-upon-Thames, Surrey, TW18 2SP**

VERY WELL PRESENTED & SPACIOUS TWO BEDROOM HOUSE IDEALLY LOCATED FOR STAINES TOWN CENTRE, LOCAL MOTORWAY NETWORKS & THE RIVER THAMES. The property benefits from a spacious lounge, modern fitted kitchen/diner, two double bedrooms, modern white bathroom suite, large secluded rear garden and allocated parking. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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**UPVC double glazed door leading to:**

### **Entrance Hall**

Cupboard housing gas & electric meters, partly glazed door to:

### **Lounge**

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



### **Kitchen/Diner**

Rear aspect UPVC double glazed window, range of fitted units at eye and base level, roll edged worktops, sink drainer unit, space for cooker, washing machine dishwasher and fridge/freezer. Rear aspect UPVC double glazed door to Garden, double radiator, wall mounted boiler.



## **First Floor**

### **Landing**

Light point, access to loft space and doors to:

### **Bedroom 1**

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



## ROOM DESCRIPTIONS

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### Bedroom 2

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



### Bathroom

Panel enclosed bath, pedestal wash hand basin, low level W.C, radiator, partly tiled walls, light and extractor.



## Outside

### Rear Garden

Paved patio area nearest to property with pathway leading to further patio, lawn areas, enclosed by wood-panel fencing, outside light and tap.



### 1 Allocated Parking Bay

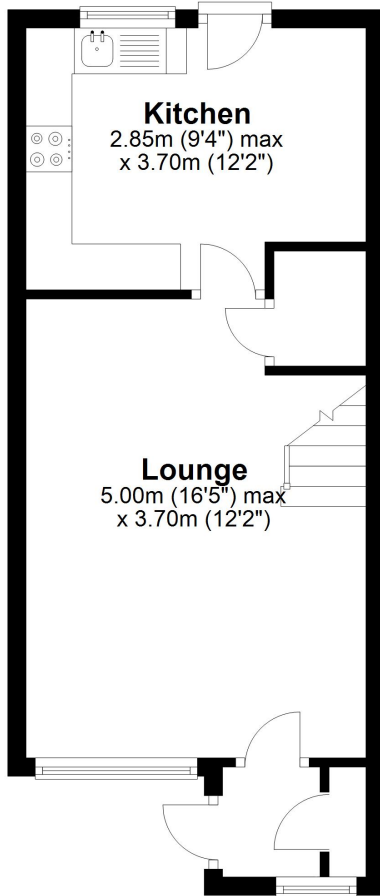
Numerous Visitor Bays.

# FLOORPLAN

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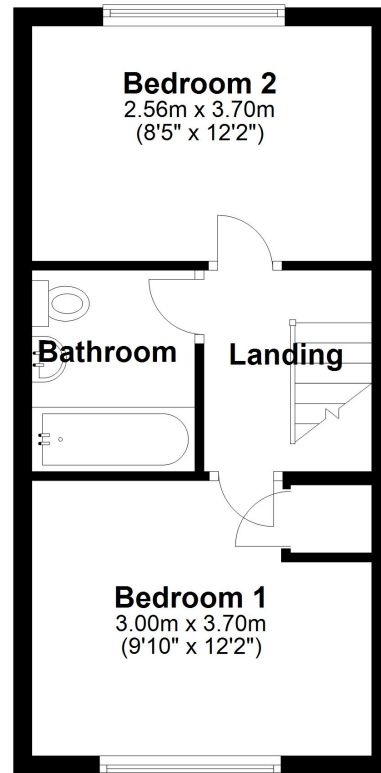
## Ground Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



## First Floor

Approx. 29.4 sq. metres (316.8 sq. feet)



Total area: approx. 60.9 sq. metres (655.4 sq. feet)