



34 Knightsbridge Crescent, Staines-upon-Thames, Surrey, TW18 2QR

LOCATED IN A MUCH SOUGHT AFTER CLOSE IDEALLY POSITIONED FOR EASY ACCESS TO STAINES TOWN CENTRE & MAINLINE TRAIN STATION IS THIS CHARMING SEMI-DETACHED PROPERTY OFFERING GREAT SCOPE FOR ALTERATION & EXTENSION (S.T.R.P.P). The property benefits from a spacious lounge/diner, conservatory, modern fitted kitchen, two well proportioned bedrooms, modern bathroom suite, secluded rear garden, extensive off-street parking and garage. No Onward Chain. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Covered Porch

With UPVC double glazed door leading to:

Entrance Hall

Side aspect UPVC double glazed window, light and power points, radiator, wood-style laminate flooring, glazed doors to Lounge, stairs to first floor.

Lounge/Diner

Front aspect UPVC double glazed window, light and power points, two radiators, wood-style laminate flooring, gas feature fireplace.



Conservatory

Rear and side aspect UPVC double glazed windows, light and power points, radiator, wood-style laminate flooring, doors to Garden.



Kitchen

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 and low level fridge/freezer. Side aspect UPVC double glazed door to Garden, wood-style laminate flooring.



Bedroom 2

Front aspect UPVC double glazed window, light and power points, radiator, wood-style laminate flooring.



First Floor

Landing

Side aspect UPVC double glazed window, eves storage cupboard, cupboard housing hot water tank. Doors to:

ROOM DESCRIPTIONS

Bedroom 1

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



Bathroom

Rear aspect UPVC double glazed window, panel enclosed bath, low level W.C, wash hand basin inset to cabinet, double-shower unit, radiator, partly tiled walls, light point.



Outside

Front Garden

Mainly laid to block paving, large lawn area with flower and shrub borders.

Rear Garden

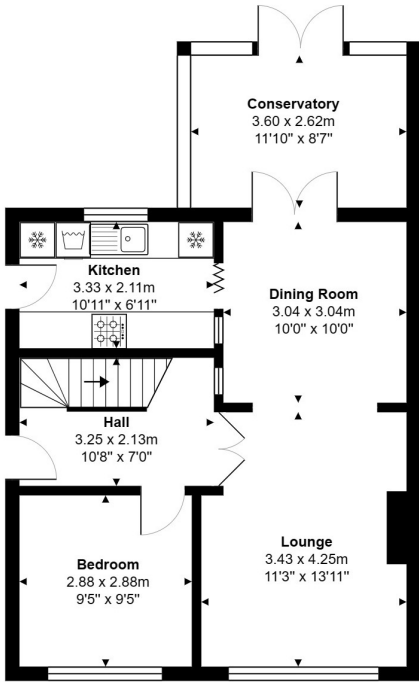
Paved patio area nearest to house, lawn area, enclosed by wood-panel fencing, outside light and tap, gated access to front.



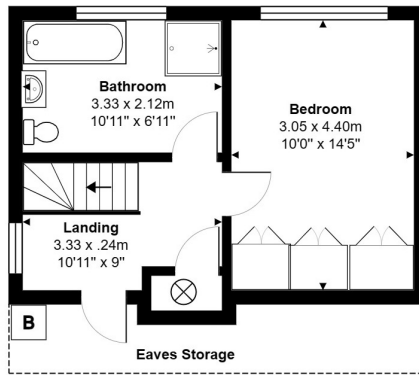
Garage

With metal up and over door, light and power points, rear aspect window and door to Garden.

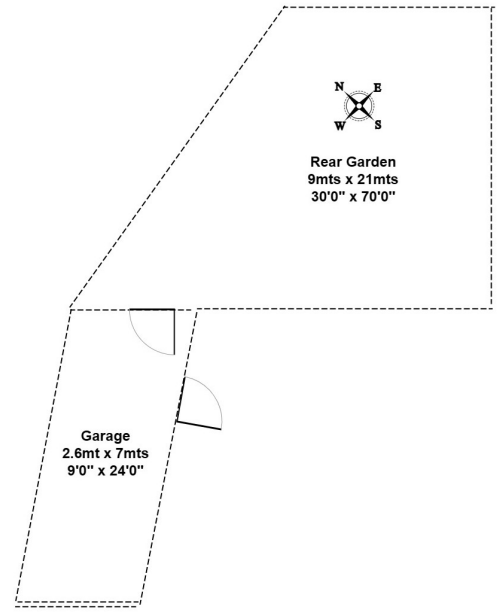
FLOORPLAN



Ground Floor



Second Floor



Garden

Total Area: 88.0 m² ... 947 ft²

All measurements are approximate and for display purposes only.