

FOR SALE

£475,000 Freehold



Holywell Way, Staines-upon-Thames, Surrey. TW19 7SG

- Entrance Hall
- Stylish Kitchen
- Spacious Lounge/ Diner
- Downstairs WC
- Three Double Bedrooms
- En-Suite & Family Bathroom
- South Facing Garden
- EV Charger
- Convenient Location
- Solar Panels



PROPERTY DESCRIPTION

A spacious and beautifully presented home, finished to the highest of standards. Benefitting from a large south facing garden, two bathrooms, a downstairs WC and EV charger, this listing is not be missed! Conveniently located in a popular residential road, just a short distance from the local schools, high street, and public transport links connecting to Hatton Cross Underground Station and Heathrow Airport. Contact our office now for more information.



ROOM DESCRIPTIONS

Entrance

Approached via a front aspect UPVC door, laminate flooring, wall mounted radiator, smart thermostat and carpeted stairs to landing.

WC

Front aspect double glazed window with frosted glass, low level WC, floating wash basin, wall mounted double radiator, silent extractor fan and tiled flooring.

Kitchen

2.09m x 3.15m (6' 10" x 10' 4") Front aspect double glazed window with UPVC shutters. A modern range of eye and base level units with integrated 1.5 bowl drainage sink, oven, gas hob, extractor fan, dishwasher, fridge/ freezer, combi boiler and space for washing machine. Tiled flooring and splash backs.

Lounge/ Diner

4.34m x 4.47m (14' 3" x 14' 8") Rear aspect double glazed French door and window to garden, under stair storage cupboard housing meters, laminate flooring, two wall mounted radiators and ample space for lounge and dining room furniture.

First Floor Landing

Carpeted flooring, doors to all rooms and stairs to loft room.

Bedroom Two

4.34m x 2.58m (14' 3" x 8' 6") Dual rear aspect double glazed windows, floor to ceiling fitted wardrobes spanning the room length, carpeted flooring, wall mounted radiator and space for king sized bed with side tables.

Bedroom Three

4.34m x 2.83m (14' 3" x 9' 3") Dual front aspect double glazed windows, laminate flooring and wall mounted radiator. L shaped with space for double bed and wardrobes.

Bathroom

2.22m x 2.13m (7' 3" x 7' 0") Bath tub with shower attachment and glass screen, low level WC, floating wash basin, heated towel rail, extractor fan and tiled floor/ walls.

Second Floor Landing

Carpeted flooring, large built in airing cupboard housing Megaflo system.

Primary Bedroom

3.17m x 4.18m (10' 5" x 13' 9") Front aspect double glazed windows with UPVC shutters, floor to ceiling fitted wardrobe, built in over stair eaves storage cupboard, carpeted flooring, wall mounted radiator.

En-Suite

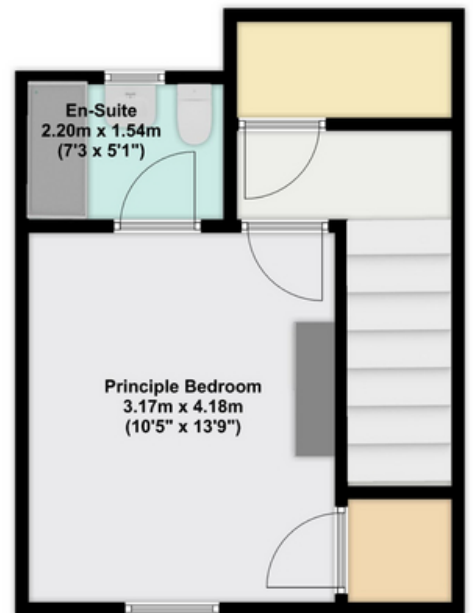
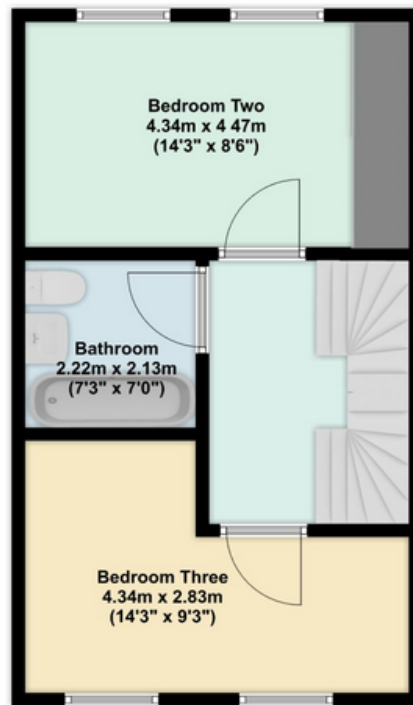
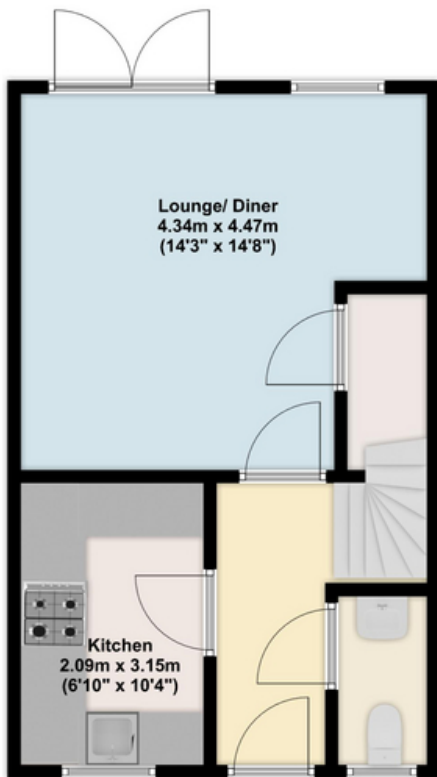
2.20m x 1.54m (7' 3" x 5' 1") Rear aspect double glazed velux window, shower, low level WC, floating wash basin, heated towel rail, extractor fan and tiled floor/ walls.

Rear Garden

South facing and approximately 50ft in length and split into three sections. Patio at the top of garden, artificial grass and rear log cabin. Gate at rear of garden loops round to front of property.



FLOORPLAN & EPC



**Total Area: Approx 93.4 sq. metres
(960 sq. feet)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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