



24 Farm Road, Staines-upon-Thames, Surrey, TW18 2RB

WELL PRESENTED & SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY WITH DOUBLE GARAGE TO REAR, SITUATED ALONG QUIET NO-THROUGH ROAD IDEALLY LOCATED FOR TOWN CENTRE, MAINLINE TRAIN STATION, LOCAL SHOPS & SCHOOLS. The property benefits from a spacious lounge, fitted kitchen open to conservatory, three well-proportioned bedrooms, modern white bathroom suite, large secluded rear garden with insulated cabin/home office with light and power, driveway and double garage. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Side aspect UPVC double glazed door leading to:

Entrance Hall

Side aspect UPVC double glazed window, light and power points, tiled floor, radiator, stairs to first floor and doors to:

Kitchen

Range of fitted units at eye and base level with wooden worktops, ceramic Butler sink, space for range-style cooker, washing machine, dishwasher and American-style fridge/freezer. Tiled floor, large understairs storage cupboard.



Conservatory

With glass roof, light and power points, radiator, tiled floor, rear aspect UPVC double glazed French doors to Garden.



Lounge

Twin front aspect UPVC double glazed windows, light and power points, engineered wooden flooring, two radiators, light and power points, built-in shelving.



Bathroom

Side aspect double glazed window, modern white three piece bathroom suite comprising panel enclosed bath with shower over, low level W.C & wash hand basin inset to cabinet. Tiled walls, chrome heated towel rail, wooden flooring.



ROOM DESCRIPTIONS

First Floor

Landing

Light point, access to loft space, radiator, doors to:

Bedroom 1

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



Bedroom 2

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

Bedroom 3

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

Outside

Front Garden

Mainly laid to paving, pathway to front door.



Rear Garden

Patio area nearest to house, artificial lawn area with flower and shrub borders, gated side access to front, pathway leading to Cabin and Garage.



Cabin/Home Office

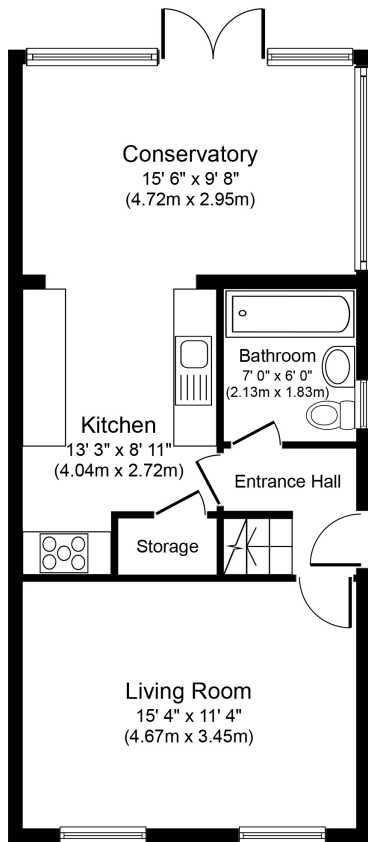
Insulated Cabin with light, power and Ethernet connection, front aspect UPVC double glazed sliding doors.



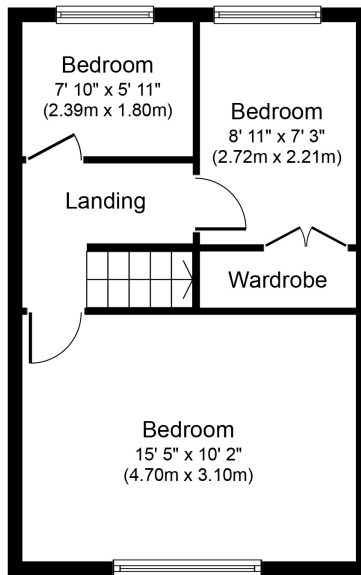
Double Garage

With metal up and over door, light and power, accessed via driveway to rear.

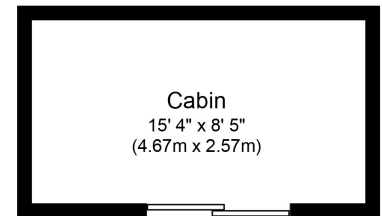
FLOORPLAN



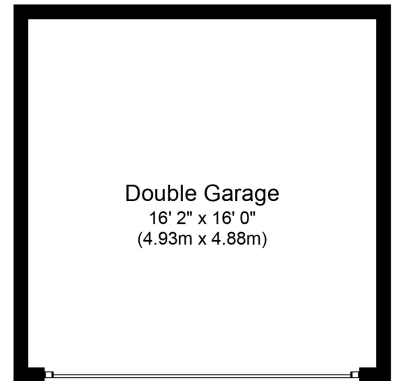
Ground Floor
Approximate Floor Area
538 sq. ft.
(50.0 sq. m.)



First Floor
Approximate Floor Area
380 sq. ft.
(35.3 sq. m.)



Cabin
15' 4" x 8' 5"
(4.67m x 2.57m)



Double Garage
16' 2" x 16' 0"
(4.93m x 4.88m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | www.houseviz.com