



## **3 Witheygate Avenue, Staines-upon-Thames, Surrey, TW18 2RA**

(Previously a 3-Bedroom), A WELL PRESENTED AND SPACIOUS SEMI-DETACHED BUNGALOW SITUATED ALONG THIS MUCH SOUGHT AFTER ROAD IDEALLY LOCATED FOR TOWN CENTRE & LOCAL SHOPS. The property benefits from a spacious lounge/diner, separate modern fitted kitchen, two double bedrooms, modern white shower room, large secluded rear garden, off-street parking and garage. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### Covered Porch

With composite double-glazed doors leading to:

### Entrance Hall

Light and power points, radiator, cupboard housing fuseboard, access to loft space and doors to:

### Lounge/Diner

Front aspect UPVC double glazed window, light and power points, two double radiators, TV point, gas feature fireplace, rear aspect UPVC double glazed sliding patio doors to Garden.



### Kitchen

Rear aspect UPVC double glazed window, range of modern fitted units at eye and base level, 1 1/2 bowl sink drainer unit, Quartz worktops, built-in oven and hob with extractor over, space for washing machine and fridge/freezer. Radiator, side aspect UPVC double glazed door to Garden.



### Bedroom 1

Front aspect UPVC double glazed Bay window, light and power points, radiator, range of built-in wardrobes.



### Bedroom 2

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

## ROOM DESCRIPTIONS

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### **Shower Room**

Rear aspect UPVC double glazed window, low level W.C, wash hand basin inset to cabinet, walk-in shower, tiled walls, heated towel rail, downlighters, extractor.



### **Outside**

#### **Front Garden**

Mainly laid to block paving providing off-street parking and with pathway to front door.

#### **Rear Garden**

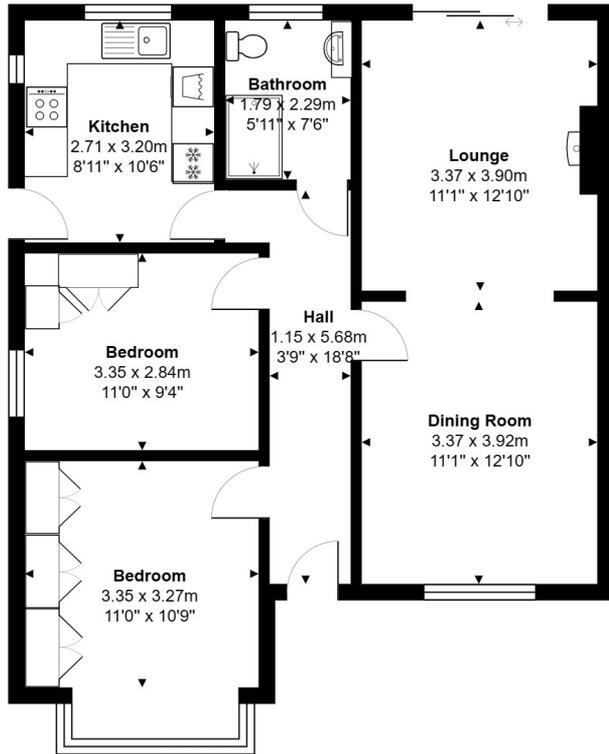
Paved patio area nearest to property, large lawn area with shrub borders, Garage inset to garden, outside light and tap.



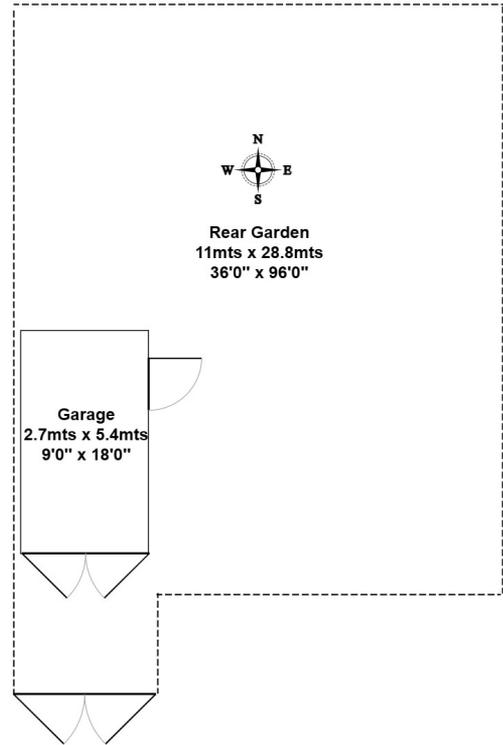
#### **Garage**

With twin doors, light and power.

# FLOORPLAN



Ground Floor



Garden

Total Area: 73.4 m<sup>2</sup> ... 790 ft<sup>2</sup>

All measurements are approximate and for display purposes only.