



## **156 Clare Road, Staines-upon-Thames, Surrey, TW19 7EG**

STUNNING TWO BEDROOM GROUND FLOOR MAISONETTE SITUATED ALONG SOUGHT AFTER ROAD IDEALLY LOCATED FOR LOCAL SHOPS, MOTORWAY NETWORKS & HEATHROW AIRPORT. The property benefits from a spacious lounge/diner with patio doors to garden, separate modern fitted kitchen, two double bedrooms, modern white bathroom suite, extensive rear garden, off-street parking and a long lease. Viewings Highly Recommended!



## ROOM DESCRIPTIONS

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### UPVC double glazed door leading to:

#### Entrance Hall

Light and power points, radiator, built-in storage cupboard, wood-style laminate flooring, doors to:

#### Lounge/Diner

Front aspect UPVC double glazed window, light and power points, TV point, two double radiators, wood-style laminate flooring, rear aspect UPVC double glazed sliding patio door to Garden.



### Kitchen

Side aspect UPVC double glazed window, range of modern fitted units at eye and base level, sink drainer unit, built-in oven and hob with extractor over, space for washing machine and fridge, cupboard housing boiler, tiled floor, side aspect UPVC double glazed door to Garden.



### Bedroom 1

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





## ROOM DESCRIPTIONS

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### Bedroom 2

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



### Rear Garden

Paved patio area nearest to property, extensive lawn area with timber shed and Summerhouse with power.



### Bathroom

Side aspect UPVC double glazed window, panel enclosed bath, pedestal wash hand basin, low level W.C. heated towel rail, tiled walls and floor.



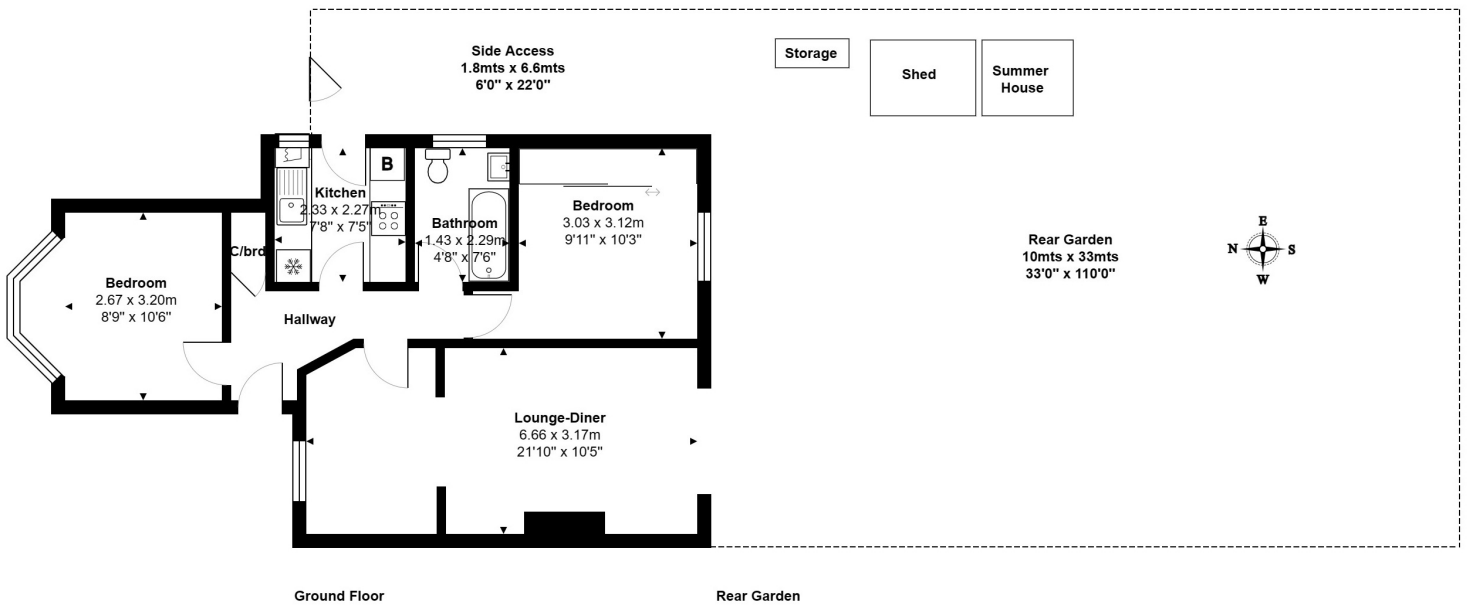
## Outside

### Front Garden

Mainly laid to gravel providing off-street parking, gated side access to rear garden.



# FLOORPLAN



Total Area: 58.8 m<sup>2</sup> ... 632 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.