



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

WELL PRESENTED & SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED ALONG POPULAR NO-THROUGH ROAD IDEALLY LOCATED FOR EASY ACCESS TO STAINES TOWN CENTRE, LOCAL SHOPS & SCHOOLS. The property benefits from a spacious kitchen, large lounge, conservatory, three well-proportioned bedrooms, modern white shower room and a large rear garden with rear access. No Onward Chain. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Side aspect double glazed door leading to:

Entrance Hall

Side aspect double glazed window, light point, laminate wood-style flooring. Doors to:

Kitchen

Rear aspect double glazed windows and door to Conservatory, range of fitted units at eye and base level, laminate roll edged worktops, space for numerous appliances including freestanding fridge/freezer, washing machine and dishwasher. Built-in oven and hob with extractor over, laminate wood-style flooring, wall mounted gas boiler.



Lounge

Twin front aspect double glazed windows, radiator, laminate wood-style flooring, stairs to first floor.



Conservatory

Rear aspect double glazed French doors to Garden, double glazed windows, laminate wood-style flooring, radiator.



ROOM DESCRIPTIONS

Shower Room

Rear aspect double glazed window, three piece shower suite comprising fully tiled shower cubicle, low level W.C & pedestal wash hand basin. Heated towel rail, light and extractor.



First Floor

Landing

Light point, doors to:

Bedroom 1

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



Bedroom 2

Rear aspect double glazed window, light and power points, laminate wood-style flooring.



Bedroom 3

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

Outside

Front Garden

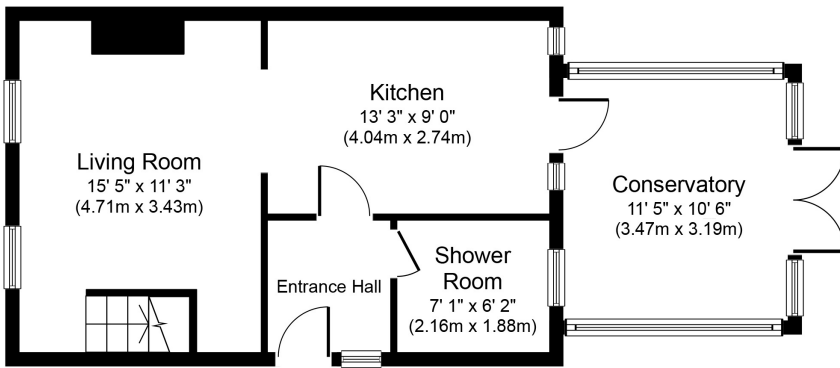
Enclosed by metal railing, pathway to side.

Rear Garden

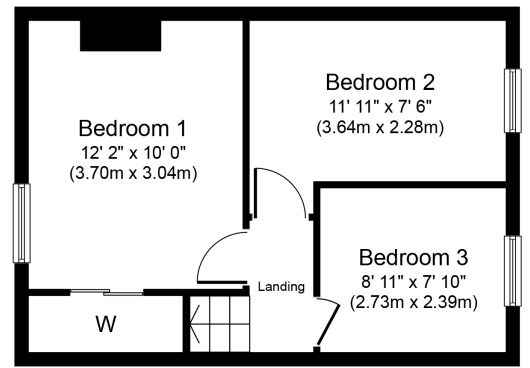
Paved patio area nearest to property, mainly laid to lawn, large cabin to rear with gated rear access. Gated side access to front.



FLOORPLAN



Ground Floor
Approximate Floor Area
508 sq. ft.
(47.2 sq. m.)



First Floor
Approximate Floor Area
344 sq. ft.
(31.9 sq. m.)

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.

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