



65a Avondale Avenue, Staines-upon-Thames, Surrey, TW18 2NG

VERY WELL PRESENTED AND SPACIOUS TWO BEDROOM GARDEN MAISONETTE IDEALLY LOCATED ALONG THIS MUCH SOUGHT AFTER ROAD CONVENIENTLY POSITIONED FOR TOWN CENTRE, MAINLINE TRAIN STATION & THE RIVER THAMES. The property benefits from a spacious lounge/diner, separate modern fitted kitchen, two well-proportioned bedrooms, modern white bathroom suite and large secluded rear garden. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Covered Porch

With double glazed Composite door leading to:

Entrance Lobby

Light point, stairs to first floor.

First Floor

Lounge/Diner

Rear and side aspect UPVC double glazed windows, light and power points, radiator, TV point.



Kitchen

Side aspect UPVC double glazed window, range of modern fitted units at eye and base level, roll edged worktops, sink drainer unit, built-in oven and hob, space for washing machine, partly tiled walls, tiled floor.



Bedroom 1

Front aspect UPVC double glazed window, light and power points, radiator, range of built-in wardrobes, cupboard housing meters, access to boarded loft space by pull-down ladder.



Bedroom 2

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

ROOM DESCRIPTIONS

Bathroom

Side aspect UPVC double glazed window, panel enclosed shower bath, low level W.C, wash hand basin inset to cabinet, heated towel rail, cupboard housing boiler, partly tiled walls and floor.



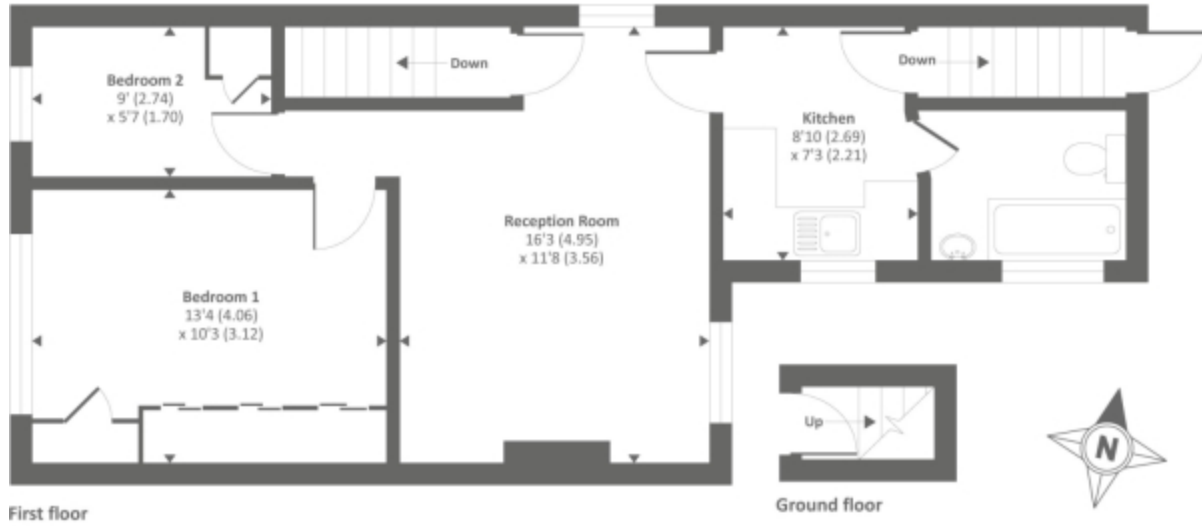
Outside

Rear Garden

Decking area nearest to property, mainly laid to artificial lawn, further patio area. Enclosed by wood-panel fencing with gated rear access. Outside power point.



FLOORPLAN



Approx. gross internal floor area 573 SQFT / 53.2 SQM
Approx. gross external floor area 687 SQFT / 63.8 SQM