



## **17 Gordon Close, Staines-upon-Thames, Surrey, TW18 1AP**

OFFERING GREAT SCOPE FOR EXTENSION (S.T.R.P.P), A SPACIOUS THREE BEDROOM SEMI-DETACHED PROPERTY SITUATED ALONG THIS MUCH SOUGHT AFTER NO-THROUGH ROAD IDEALLY LOCATED FOR EASY ACCESS TO BOTH STAINES TOWN CENTRE & MAINLINE TRAIN STATION. The property benefits from a spacious lounge, dining room, modern fitted kitchen, conservatory, three well-proportioned bedrooms, bathroom with separate W.C, large secluded rear garden, driveway and garage. No Onward Chain. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### **Covered Porch**

With double glazed door leading to:

### **Entrance Hall**

Light and power points, radiator, understairs storage cupboard, stairs to first floor.

### **Lounge**

Front aspect double glazed Bay window, light and power points, radiator, gas fireplace, glazed doors to Dining Room.



### **Dining Room**

Rear aspect double glazed sliding doors to Conservatory, light and power points, radiator, gas fireplace.



### **Conservatory**

Rear and side aspect double glazed windows, light and power points, built-in storage cupboard and integrated freezer, French doors to Garden.



### **Kitchen**

Rear aspect double glazed window, range of modern fitted units at eye and base level, roll edged worktops, 1 1/2 bowl sink drainer, built-in oven and hob with extractor over, wall mounted boiler, integrated dishwasher, washing machine and fridge.



## **First Floor**

### **Landing**

Side aspect double glazed window, light and power points, access to loft space and doors to:

## ROOM DESCRIPTIONS

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### Bedroom 1

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



### Bedroom 2

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



### Bedroom 3

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

### Bathroom

Rear aspect double glazed window, built-in shower unit, panel enclosed bath, pedestal wash hand basin, tiled walls, radiator.



### Separate W.C.

Side aspect double glazed window, low level W.C, light point.

### Outside

#### Front Garden

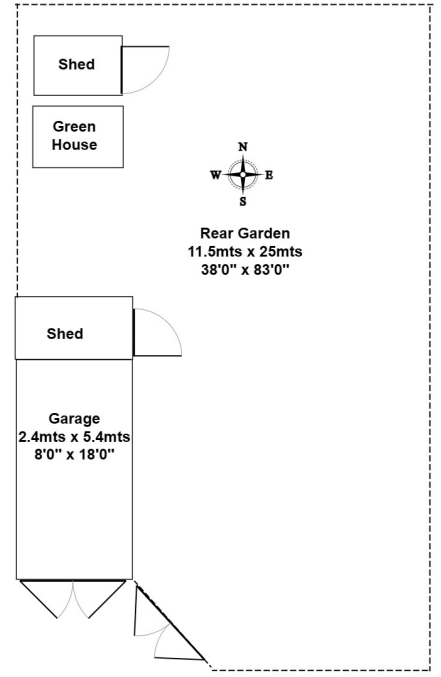
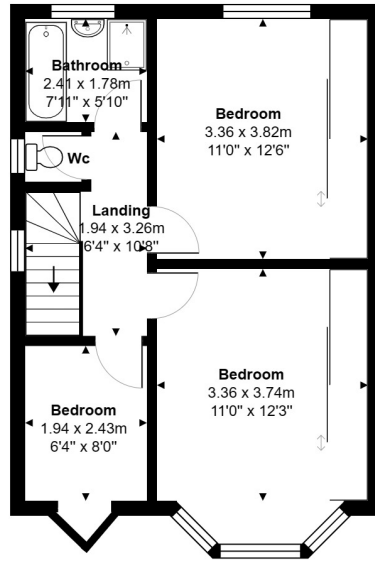
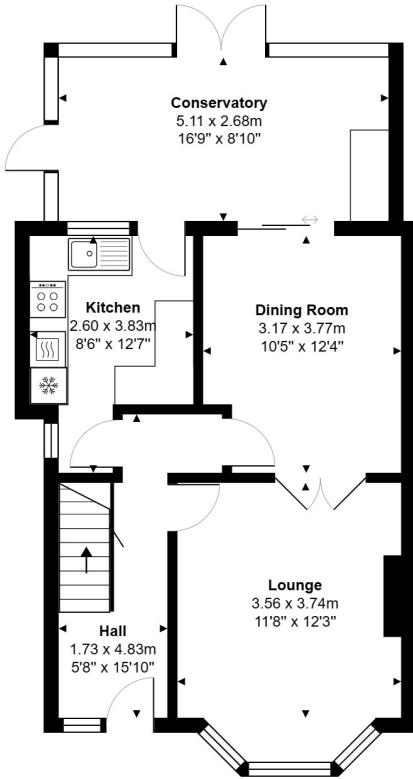
Mainly laid to lawn, driveway leading to Garage, pathway to front door.

#### Rear Garden

Mainly laid to lawn with shrub borders, Garage inset to garden. Greenhouse, timber shed and gated side access to front.



# FLOORPLAN



Total Area: 102.5 m<sup>2</sup> ... 1103 ft<sup>2</sup>

All measurements are approximate and for display purposes only.