156 Viola Avenue, Staines-upon-Thames, Surrey, TW19 7SE

SPACIOUS THREE BEDROOM PROPERTY SITUATED ALONG SOUGHT AFTER ROAD IDEALLY LOCATED FOR LOCAL MOTORWAY NETWORKS & HEATHROW AIRPORT. The property benefits from a spacious lounge, dining room, fitted kitchen, three well proportioned bedrooms, bathroom with separate W.C and large secluded rear garden. No Onward Chain. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Covered Porch
With glazed door leading to:

Entrance Hall
Light point, double radiator, stairs to first floor.

Lounge
Front and rear aspect UPVC double glazed windows, light and power points, radiator, TV point.

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

Kitchen
Rear aspect UPVC double glazed window, range of fitted units at eye and base level, sink drainer unit, space for cooker, fridge/freezer and washing machine. Radiator, wall mounted boiler, rear aspect door to Garden.

First Floor

Landing
Rear aspect window, light point, radiator, built-in storage cupboard, doors to:

Bedroom 1
Front aspect UPVC double glazed window, light and power points, radiator, built-in storage cupboard.

Bedroom 2

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

Bedroom 3

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

Wet Room

Rear aspect UPVC double glazed window, panel enclosed bath, electric shower, tiled walls, light point, radiator.

Separate W.C.

Rear aspect window, low level W.C, light point.

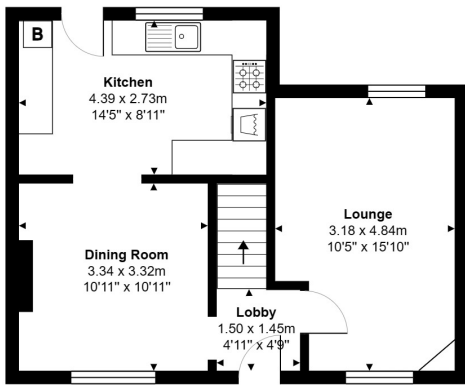## Outside

Front Garden

Pathway to front door.

Rear Garden

Paved patio area nearest to house, mainly laid to lawn with pathway leading to storage shed, gated rear pedestrian access.
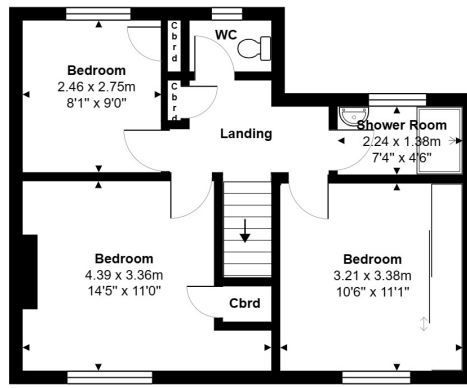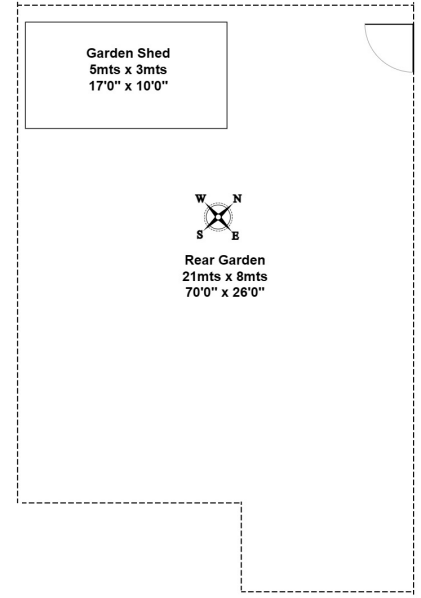
FLOORPLAN

156, Viola Avenue, Stanwell, TW19 7SE

Garden Shed
5mts x 3mts
17'0" x 10'0"

Rear Garden
21mts x 8mts
70'0" x 26'0"

W N
S E

B

Kitchen
4.39 x 2.73m
14'5" x 8'11"

Lounge
3.18 x 4.84m
10'5" x 15'10"

Dining Room
3.34 x 3.32m
10'11" x 10'11"

Lobby
1.50 x 1.45m
4'11" x 4'9"

Ground Floor

Cbrd

WC

Bedroom
2.46 x 2.75m
8'1" x 9'0"

Cbrd

Landing

Shower Room
2.24 x 1.38m
7'4" x 4'6"

Bedroom
4.39 x 3.36m
14'5" x 11'0"

Cbrd

Bedroom
3.21 x 3.38m
10'6" x 11'1"

First Floor

Garden

Total Area: 86.7 m² ... 934 ft²

All measurements are approximate and for display purposes only.

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