



Leacroft Close, STAINES- UPON-THAMES. TW18 4NP

HUGELY SPACIOUS FOUR BEDROOM END-TERRACED TOWNHOUSE IN MUCH SOUGHT AFTER LOCATION IDEALLY POSITIONED FOR TOWN CENTRE & MAINLINE TRAIN STATION. The property is in need of updating throughout but currently benefits from a spacious lounge/diner, separate fitted kitchen, downstairs W.C/utility, four well-proportioned bedrooms, bathroom, secluded rear garden, off-street parking, garage and no onward chain! Viewings Highly Recommended!

ROOM DESCRIPTIONS

Entrance Porch

With UPVC double glazed door and further glazed door to:

Entrance Hall

Light and power points, cupboard housing boiler, doors to:

Utility/Downstairs W.C.

Rear aspect UPVC double glazed window, low level W.C, Butler-sink, space for washing machine.

Bedroom 4

Rear aspect double glazed window, light and power points, built-in storage cupboard.

First Floor

Lounge/Diner

Front aspect double glazed window, light and power points, TV point, built-in storage cupboard.



Kitchen

Rear aspect double glazed windows, range of fitted units at eye and base level, double-drainer sink, space for cooker and fridge/freezer, partly tiled walls.



Second Floor

Landing

Light and power points, built-in storage cupboard, access to loft space and doors to:

Bedroom 1

Rear aspect double glazed window, light and power points, built-in wardrobes, cupboard housing hot water tank.

Bedroom 2

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

Bedroom 3

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

Bathroom

Rear aspect double glazed window, panel enclosed bath, low level W.C, pedestal wash hand basin, heated towel rail, tiled walls, light point.



ROOM DESCRIPTIONS

Outside

Front Garden

Laid to hardstanding, providing off-street parking.

Rear Garden

Paved patio area nearest to property, mainly laid to lawn enclosed by wood panel fencing, timber shed, gated side access.



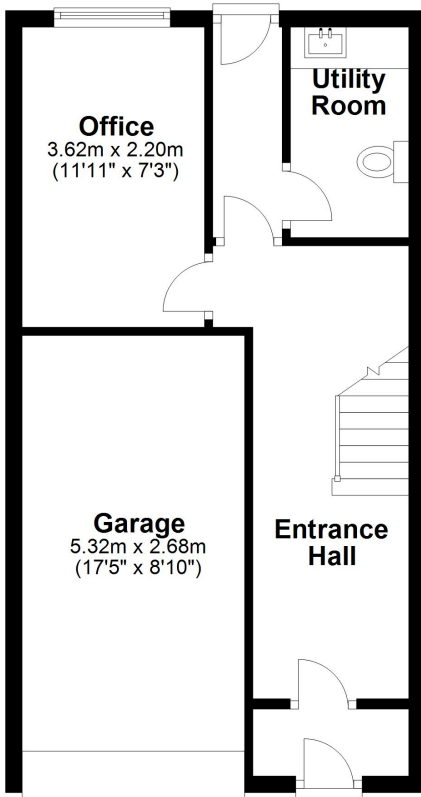
Integral Garage

With metal up and over door.

FLOORPLAN

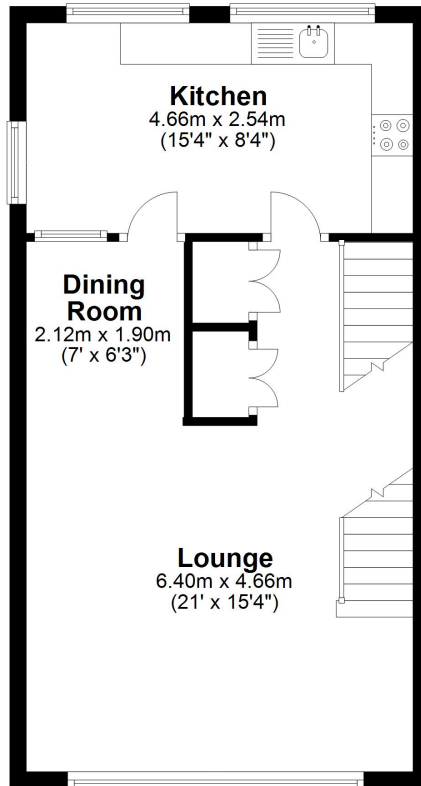
Ground Floor

Approx. 42.2 sq. metres (454.3 sq. feet)



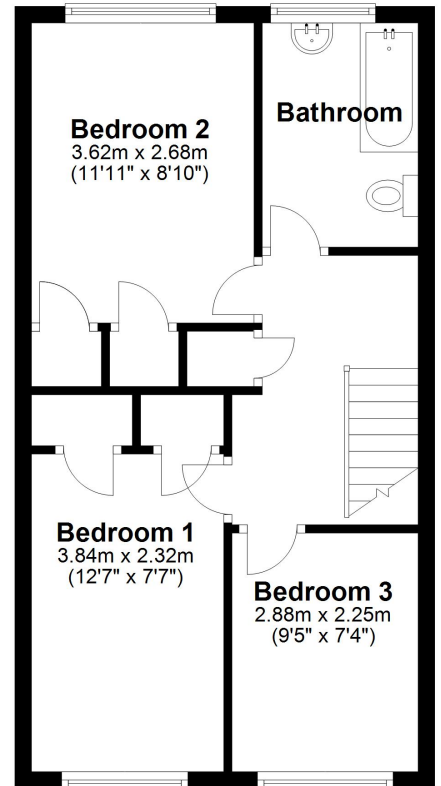
First Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Second Floor

Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 126.5 sq. metres (1362.0 sq. feet)