



## **44 Jordans Close, Stanwell, Staines-upon-Thames, Surrey, TW19 7PU**

OFFERING GREAT SCOPE FOR FURTHER EXTENSION (S.T.R.P.P), THIS SPACIOUS FOUR BEDROOM-SEMI DETACHED PROPERTY IS SITUATED ON AN EXTENSIVE PLOT LOCATED AT THE REAR OF THIS POPULAR CLOSE IDEALLY POSITIONED FOR LOCAL MOTORWAY NETWORKS & HEATHROW AIRPORT. The property benefits from a spacious lounge, fitted kitchen/dining room with separate utility, downstairs W.C/shower room, four well proportioned bedrooms, further bathroom, large secluded gardens to rear and side, off-street parking and garage. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### Entrance Porch

With double glazed door, and further glazed door leading to:

### Entrance Hall

Side aspect window, light and power points, stairs to first floor and doors to:

### Lounge

Front aspect double glazed window, light and power points, radiator, brick-built fireplace, radiator.



### Kitchen/Diner

Range of fitted units at eye and base level, roll edged worktops, 1 1/2 bowl sink drainer unit, built-in oven and hob, space for dishwasher and low level fridge. Rear aspect double glazed window and door to Garden. Radiator.



### Utility Room

Side aspect double glazed window, radiator, wall mounted boiler, space for washing machine.



### Shower Room

Front aspect double glazed window, light and power points, radiator, brick-built fireplace, radiator.

## ROOM DESCRIPTIONS

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### First Floor

#### Landing

Light point, cupboard housing hot water tank, access to loft space and doors to:

#### Bedroom 1

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



#### Bedroom 2

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

#### Bedroom 3

Front and side aspect double glazed windows, light and power points, radiator.

#### Bedroom 4

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

#### Bathroom

Rear aspect double glazed window, panel enclosed bath with shower over, wash hand basin, low level W.C., radiator, tiled walls, light point.



### Outside

#### Front Garden

Mainly laid to lawn with pathway to front door.

#### Rear & Side Gardens

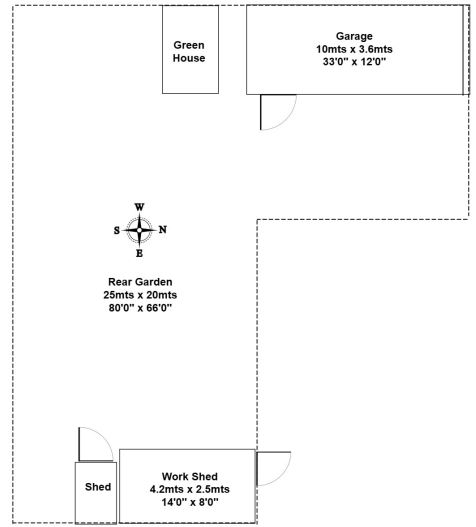
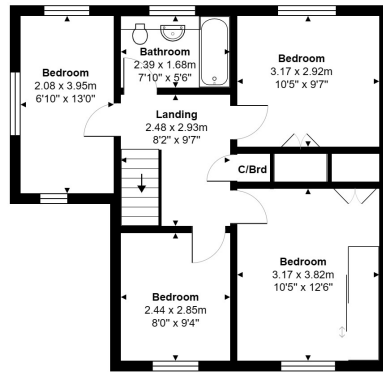
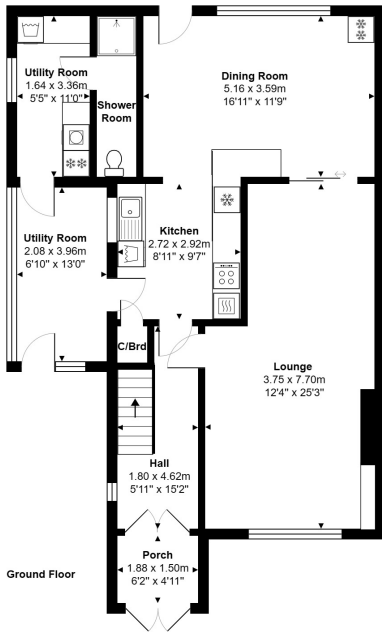
Extensive lawn area with flower and shrub borders, pathway leading to Garage, gated side access to front.



#### Garage

With up and over door, light and power, door to Garden.

# FLOORPLAN



Total Area: 139.3 m<sup>2</sup> ... 1499 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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