



*ESTATE & LETTINGS AGENTS*

Viola Avenue, Staines TW19



**FOR SALE £399,950 Freehold**

A Three/Four Bedroom Semi-Detached house located in Staines. The property would suit the growing family or would make a good investment. The home comprises of study/bedroom 4, 2 reception room (this can be reconverted to a Through-Lounge) and fitted kitchen to the ground floor and 3 double bedrooms with family bathroom to the first floor. There is a lovely garden area to the rear of the property with paved area and rest mainly laid to lawn.

Viola Avenue is located close to Ashford hospital and Ashford Overground and Heathrow T4 Underground.

- Three/Four Bedrooms
- Two Reception Rooms
- Freehold
- 50Ft Garden
- Fitted Kitchen
- Larger Than Average House

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

#### Hallway:

Through wooden door, radiator, laminated wood flooring and doors leading to study/bed 4 and living room.



#### Study/Bedroom 4:

2.75m (8' 94") x 2.55m (8' 39")

Double glazed window to front aspect, radiator, laminated wood flooring and power points.

#### Reception One:

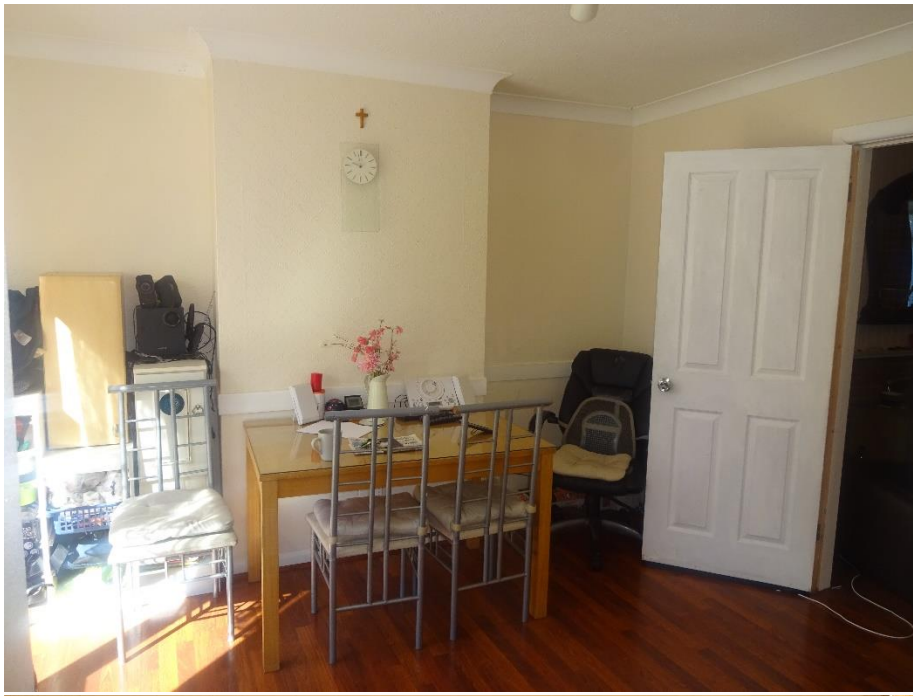
4.17m (13' 71") x 3.56m (11' 71")

Double glazed window to front aspect, radiator, brick feature fire place(not connected) laminated wood flooring, TV point, telephone point and power points.

#### Reception Two/Dining Room:

3.59m (11' 78") x 3.07m (10' 08")

Double glazed door to garden, laminated wood flooring, radiator and arch to kitchen.



**Kitchen:**

2.93m (9' 61") x 2.55m (8' 39")

Units to eye and base level, work top surfaces, double glazed window to side and rear aspect, stainless steel sink unit with mixer tap, laminated wood flooring, partly tiled walls, space for oven/hob, plumbing for washing machine, space for fridge/freezer and wall mounted boiler.



**FIRST FLOOR:**

Carpeted stairs to first floor, access to loft.

**Bedroom 1:**

4.39m (14' 41") x 3.59m (11' 79")

Double glazed window to front aspect, radiator, carpeted flooring and power points.





**Bedroom 2:**

3.83m (12' 57") x 3.59m (11' 80")

Double glazed window to rear aspect, radiator, carpeted flooring and power points.





**Bedroom 3:**

2.74m (8' 99") x 2.45m(8' 06")

Double glazed window to front aspect, carpeted flooring, radiator and power points.



**Bathroom:**

2.44m (8' 02") x 2.36m(7' 77")

Double glazed window to side and rear aspect, radiator, laminated wood flooring, panel enclosed bath with mixer tap/shower attachment and fixed overhead waterfall showerhead, partly tiled walls, low level WC and hand wash basin with mixer tap.



**GARDEN:**

Approximately 50Ft

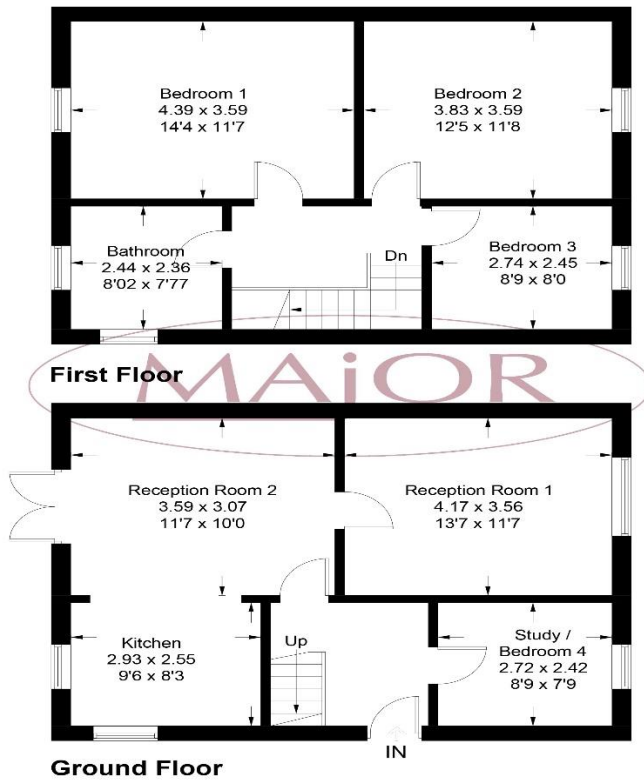
Paved area, rest laid to lawn.



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**TENURE:**  
Freehold



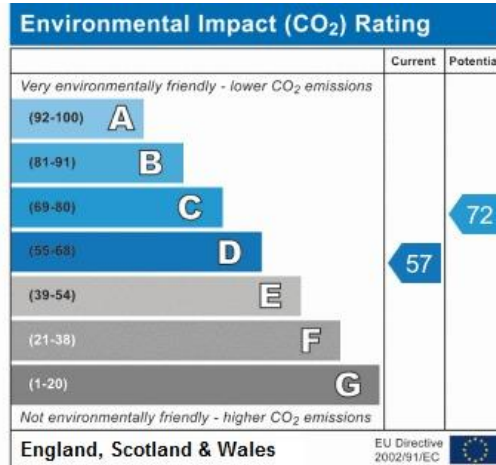
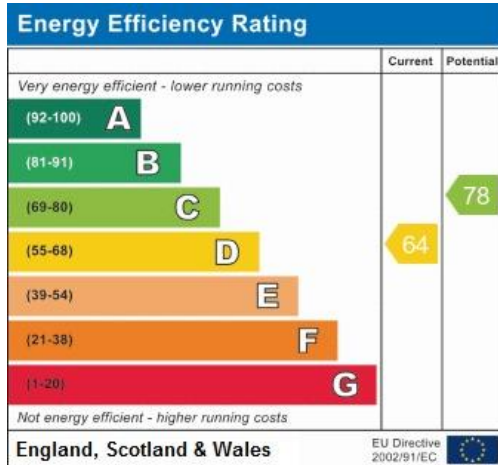
Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID670030)

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**EPC:**



Address:  
Viola Ave, TW19

**Disclaimer**

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

**Mortgages**

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