

# SNELLERS

ESTATE AGENTS



**Morland Close, TW12**

**£650,000**

Situated within a popular residential cul-de-sac is this well maintained extended detached family home offering approximately 1,150 sq ft of accommodation over two floors. The property is offered with no forward chain.



The ground floor accommodation consists of an entrance hall with a storage cupboard and staircase leading to the first floor landing, an extended L-shaped reception room incorporating distinct living and dining areas with uPVC double glazed French doors leading to the rear garden, a second reception room/double bedroom, a study, a fitted kitchen and a modern family shower room.

The first floor accommodation consists of a landing with a storage cupboard, two double bedrooms with recessed fitted wardrobes, a third double bedroom and a modern family bathroom.

Outside to the rear is a garden which is mostly laid to lawn with raised flower and shrub displays, rest laid to patio with a wooden storage shed, gates provide side access leading to the front. To front is a garden with flower and shrub displays, rest laid to hardstanding and block brick paving providing off street parking for one vehicle leading to an attached 137 sq ft garage.

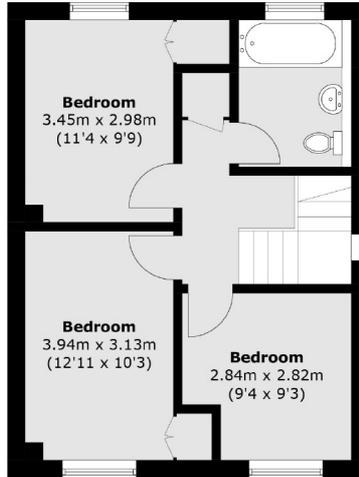
Morland Close forms part of the popular Nurseryland development and is ideally located for a number of schools and the recreational amenities of Hampton Common and Hatherop Park. The property is conveniently positioned for a local Sainsbury's Superstore, Hampton Station, Hampton Pool and Royal Bushy Park.

- Three/Four Bedrooms • Two/One Reception Rooms • Study •
- Fitted Kitchen • Two Bath/Shower Rooms • Garage & Garden •

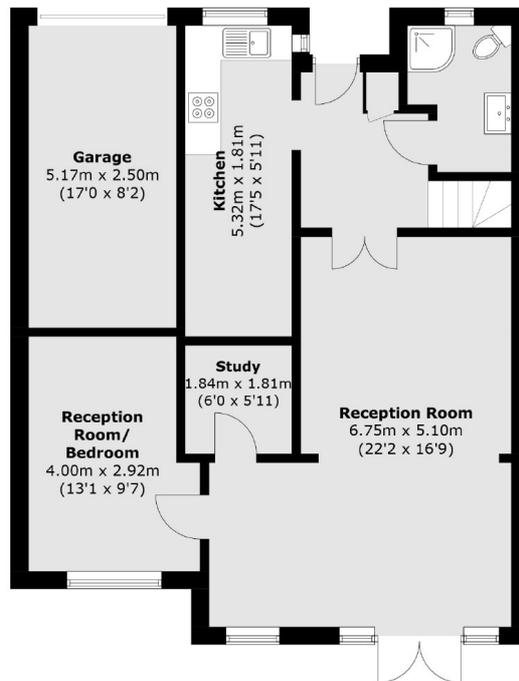


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**First Floor**



**Ground Floor**

Total area (approx.): 106.6 sq. m (1,147.3 sq. ft)  
Garage (approx.): 12.8 sq. m (137.7 sq. ft)

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