

# SNELLERS

ESTATE AGENTS



## The Vale, TW16

£440,000

Situated within a popular residential cul-de-sac is this beautifully presented end of terrace family home offering approximately 775 sq ft of accommodation over two floors. The property offers the scope, subject to planning permission, to extend to the rear at ground floor level and into the loft space.



The ground floor accommodation consists of an entrance porch, an entrance hall with staircase leading to the first floor landing, a bay fronted reception room with a feature fireplace and herringbone wooden flooring, a study with herringbone wooden flooring, a conservatory with a uPVC double glazed door leading to the rear garden and a separate fitted kitchen with a uPVC double glazed door leading to the rear garden.

The first floor accommodation consists of a landing, a principal double bedroom with a built-in wardrobe, a second double bedroom and a modern family bathroom.

Outside to the front is a gravel driveway providing off street parking for two vehicles, a wooden gate provides side access leading to the rear. To the rear is a large south facing garden which is mostly laid to lawn with established flower and shrub borders, rest laid to patio and hardstanding with two wooden storage sheds.

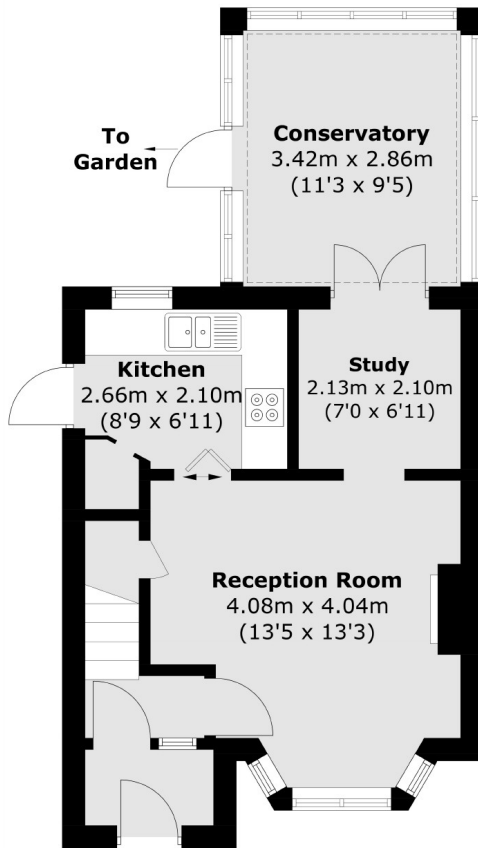
The Vale is ideally located for the local amenities and services at Sunbury Cross Shopping Centre including a Marks & Spencer Simply Food, a Boots Pharmacy, a Costa Coffee and a 24 hour gym. The property provides easy access onto the A316/M3 motorway and is within 0.5 miles of Sunbury train station.

- Two Double Bedrooms • Reception Room • Study & Conservatory •
- Fitted Kitchen • South Facing Garden • Off Street Parking •

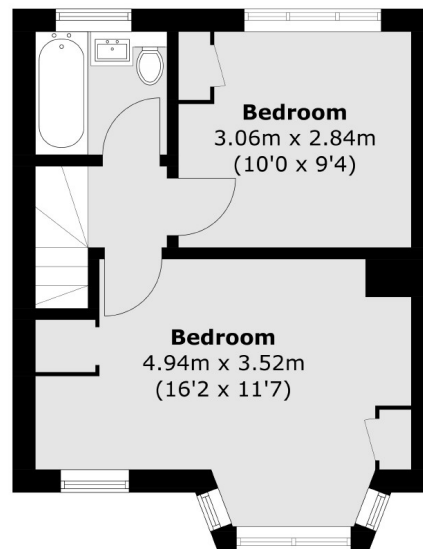


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**Ground Floor**



**First Floor**

Total area (approx.): 71.7 sq. m (771.7 sq. ft)

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