

# SNELLERS

ESTATE AGENTS

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**Saxonbury Avenue, TW16**

**£699,500**

An opportunity to purchase a well presented detached family home offering approximately 1,060 sq ft of accommodation over two floors. The property offers the scope, subject to planning permission, to extend to the side at first floor level and to the rear at ground floor level.





The ground floor accommodation consists of an entrance porch, an entrance hall with a cloakroom and staircase leading to the first floor landing with an understairs storage cupboard, a reception room with a feature fireplace, a second reception room with a double glazed door leading to the rear garden, a conservatory with French doors leading to the rear garden and a separate fitted kitchen.

The first floor accommodation consists of a landing with a storage cupboard, a principal double bedroom with a recessed wardrobe, a second double bedroom with fitted wardrobes, a vanity unit with storage cupboards above and further recessed wardrobes, a single bedroom with a fitted wardrobe, a family bathroom and a separate wc.

Outside to the front is a garden which is mostly laid to lawn with flower and shrub displays, rest laid to hardstanding providing off street parking for one vehicle with direct access to an attached garage, a gate provides side access leading to the rear. To the rear is a large west facing garden which is mostly laid to lawn with established flower and shrub borders and displays, rest laid to hardstanding patio with a wooden storage shed.

Located off The Avenue, Saxonbury Avenue is one of Lower Sunbury's sought after roads. It's fantastic location offers a lovely short walk to the River Thames and is in close proximity to local amenities and transport facilities. The property is ideally situated for Sunbury train station and is surrounded by a number of highly regarded schools.

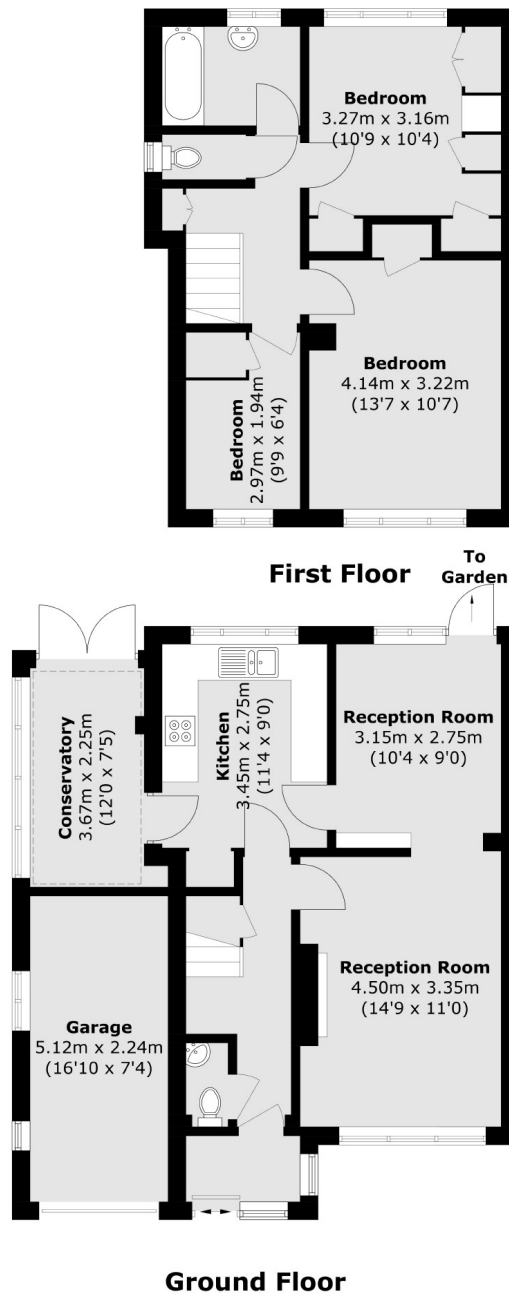






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Total area (approx.): 98.4 sq. m (1,059.2 sq. ft)  
Garage (approx.): 11.7 sq. m (125.9 sq. ft)

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