

Absolute Homes



St Annes Avenue, Stanwell, TW19



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Description:

We are pleased to offer to the market this spacious three-bedroom family home with a large lounge opening into a modern fitted kitchen breakfast room with doors leading out into the secluded rear garden. The first floor accommodates the three good sized bedrooms and a family bathroom.

To the rear of the property is the secluded South East facing garden with a large patio area closest to the house leading onto a good sized lawned area. There is a large outbuilding at the end of the garden which could be utilised as occasional bedroom space or a gym or other ancillary use. The garage has been converted to form an office space and additional separate storage space with a shared driveway and side gated access. These additional areas add a further 367 sq feet of space.

To the front of this home there is off street parking for two vehicles.

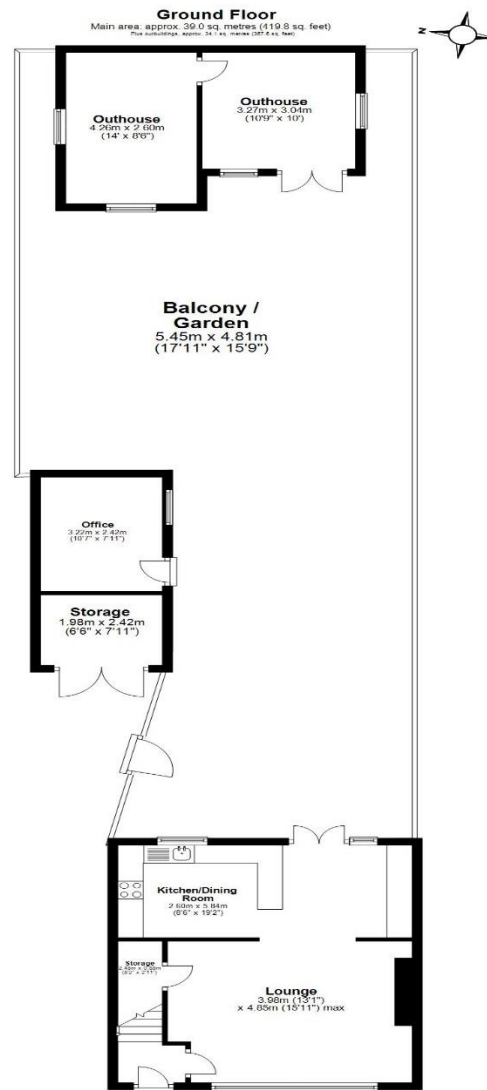
The property is situated close to Heathrow Airport and Ashford Hospital and also has good motorway links via the M25 leading to the M3 and M4. There are good local amenities and schools for all ages, with a number of shops nearby including a Sainsburys Local, a Tesco Superstore and restaurants and pubs. The local railway station serving Waterloo gives a regular commuter service into London.

We would strongly advice viewing of this home as they are rarely available in this road.



Information:

Tenure: Freehold
Council Tax: Band D
Council: Spelthorne Borough Council
EPC: E
Price: £495,000



Main area: Approx. 82.6 sq. metres (889.5 sq. feet)
 Plus outbuildings: approx. 16.1 sq. metres (167.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
 Plan produced using PlanUp.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |



[absolute-homes.co.uk](https://www.absolute-homes.co.uk)

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

