

Milestone

RESIDENTIAL

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22 Church Road, Ashford, TW15 2UY

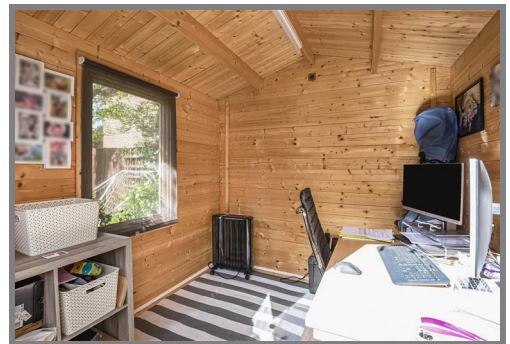
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12 Masefield Way, Stanwell, Staines-Upon-Thames, TW19 7BP



Asking Price £385,000 Freehold



A delightful 2-bedroom modern mid terrace home in a cul-de-sac location having a sunny garden with home office and also a garage with off street parking. Perfect for a young family or someone downsizing.

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FOR SALE

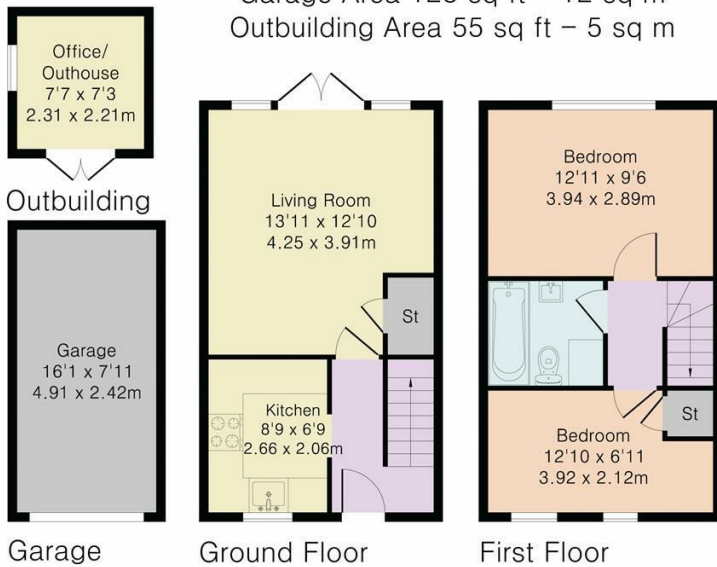
This attractive and well-presented mid terrace property features an open plan lounge/dining room with doors to the sunny aspect garden, modern kitchen, 2 bedrooms, modern bathroom and home office/summer house. The property has a separate garage and further parking space.

LOCATION

Situated in a popular small development of similar properties in a favoured cul-de-sac position with children's play area. Local shops are nearby together with Heathrow Airport, Ashford Hospital and Staines shopping centre. The M25 is easily accessible as well.



Approximate Gross Internal Area 771 sq ft – 71 sq m
 Ground Floor Area 294 sq ft – 27 sq m
 First Floor Area 294 sq ft – 27 sq m
 Garage Area 128 sq ft – 12 sq m
 Outbuilding Area 55 sq ft – 5 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	90	EU Directive 2002/91/EC	67
England & Wales		England & Wales	

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.