

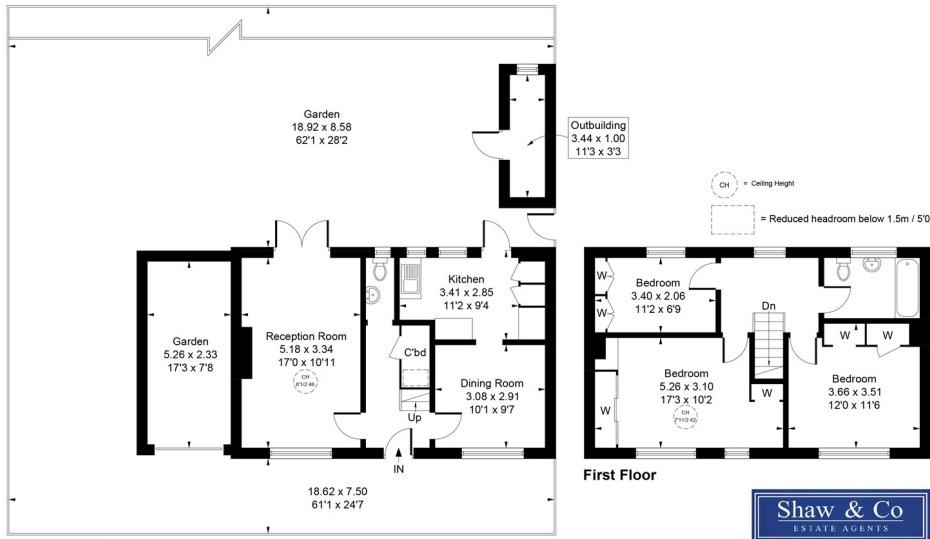
**Shaw
& Co**
ESTATE
AGENTS

£450,000

Explorer Avenue

Staines-upon-Thames, TW19 7SS

Approximate Gross Internal Area = 95.35 sq m / 1027 sq ft
 Garage = 12.29 sq m / 132 sq ft
 Outbuilding = 3.62 sq m / 39 sq ft
 Total = 111.26 sq m / 1198 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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