

2b, Bruce Avenue, Shepperton, TW17 9DW

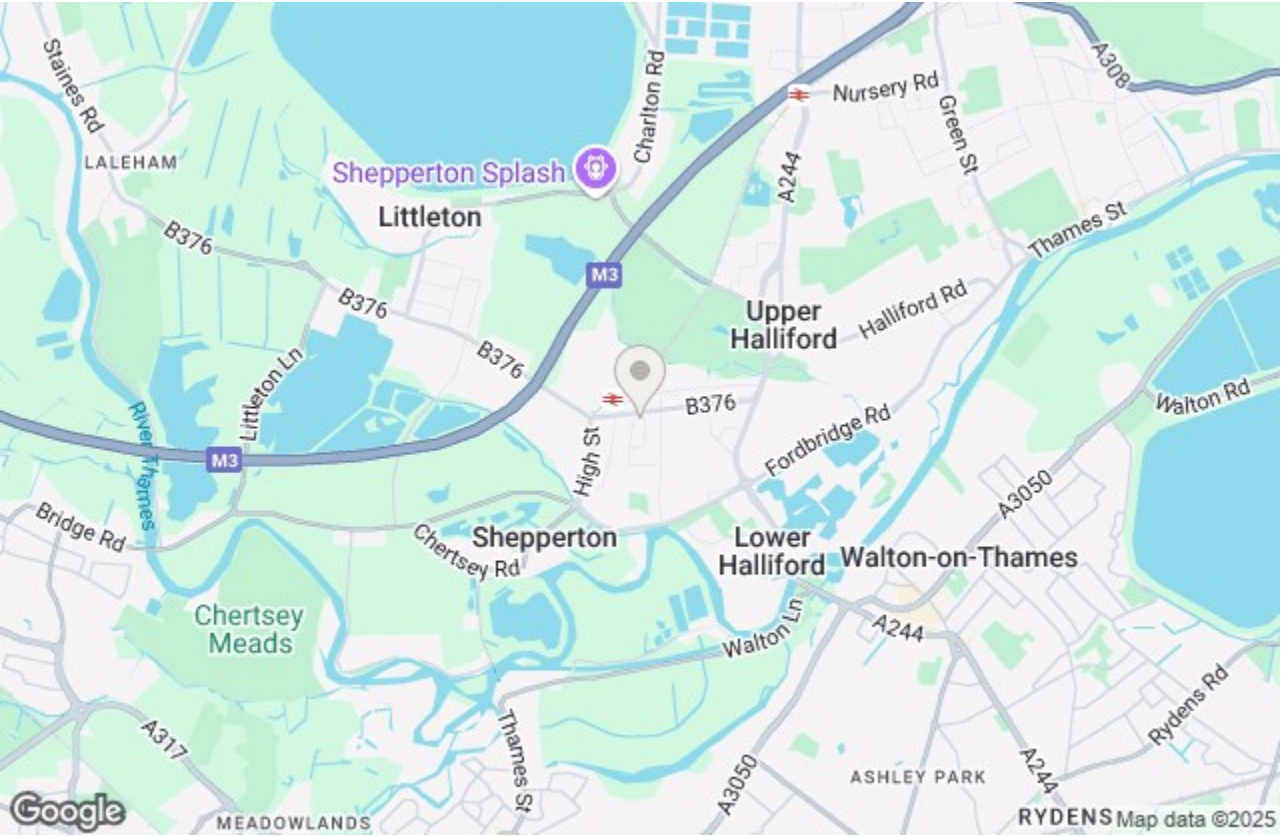
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

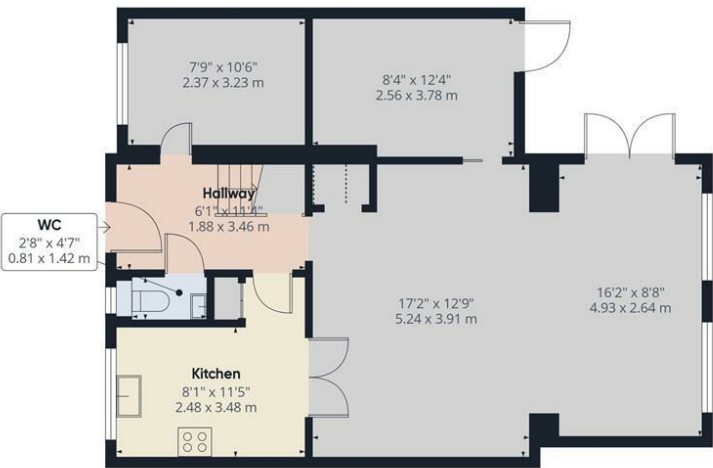


Per Calendar Month £2,200 Per Calendar Month

Harmes Turner Brown are delighted to offer this two/three bedroom property for rent, available immediately. The property comprises of a large airy entrance hall with WC and under stairs storage, a large open dining/living area with skylight, a modern room with panel radiators and skylight that could be used as a bedroom, office or playroom. The dining area has access to the courtyard to the rear. To the front of the property is a modern fitted kitchen with integrated appliances, including induction hob, oven, microwave, washing machine, dishwasher & fridge freezer. To the first floor are two very good size double bedrooms, both with built in wardrobes, and the larger also having a dressing area. The family bathroom is modern, with a three piece suite. The property has allocated parking, storage shed and a lawned garden to the front, secure by way of an access gate. To arrange a viewing at this property, please call 01932 222266. Council tax band E / EPC rating C.



Bruce Avenue, Shepperton, TW17 9DW



Floor 0



Floor 1

Approximate total area⁽¹⁾
1150.91 ft²
106.92 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



- FRONT GARDEN & REAR COURTYARD
- BUILT IN WARDROBES
- MODERN FITTED KITCHEN
- COUNCIL TAX BAND E
- LARGE ROOMS
- THIRD ROOM WITH POTENTIAL FOR SEVERAL PURPOSES
- EPC RATING C
- AVAILABLE END OF APRIL

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract