

1c, Cranford Avenue, Staines-Upon-Thames, London, TW19 7AH

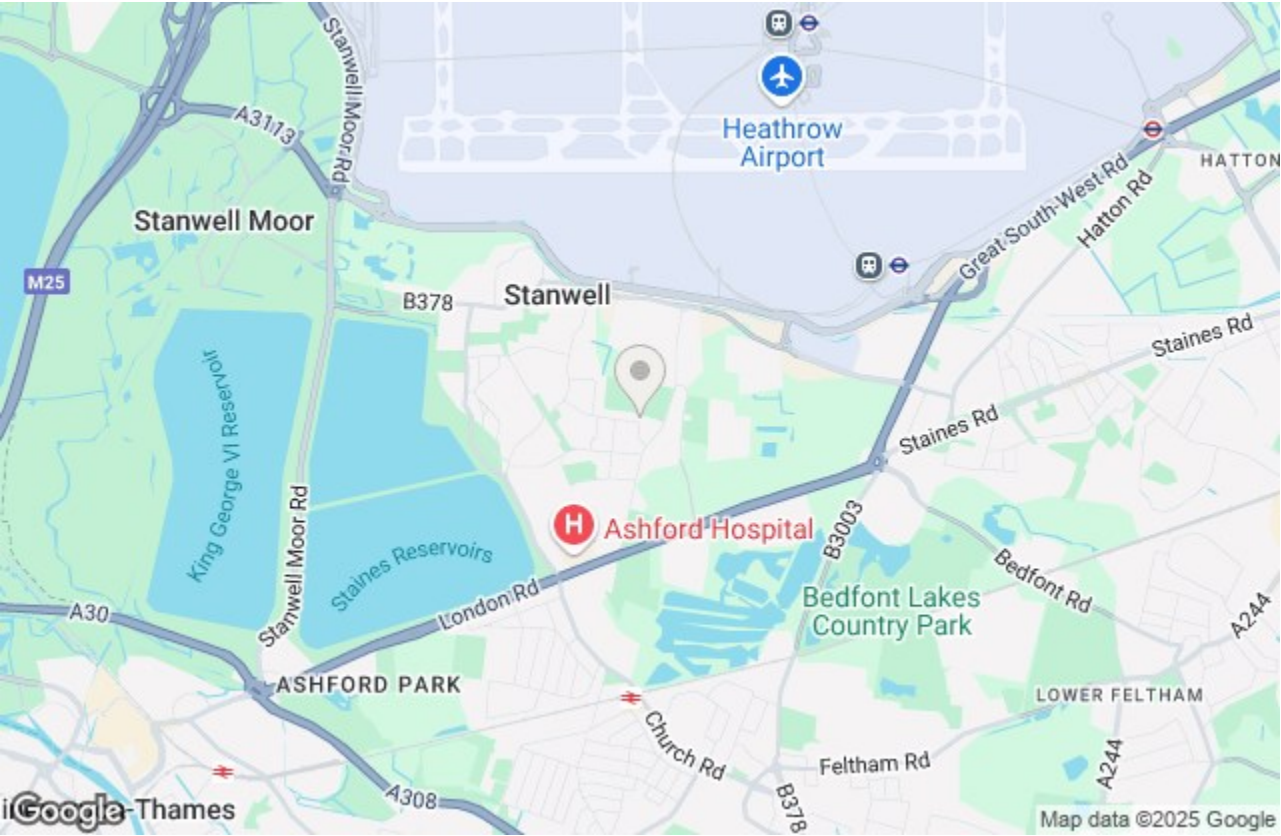
| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 | 82      | 83                         |
| (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<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) 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<br>2002/91/EC |



Per Calendar Month £2,700 Per Calendar Month

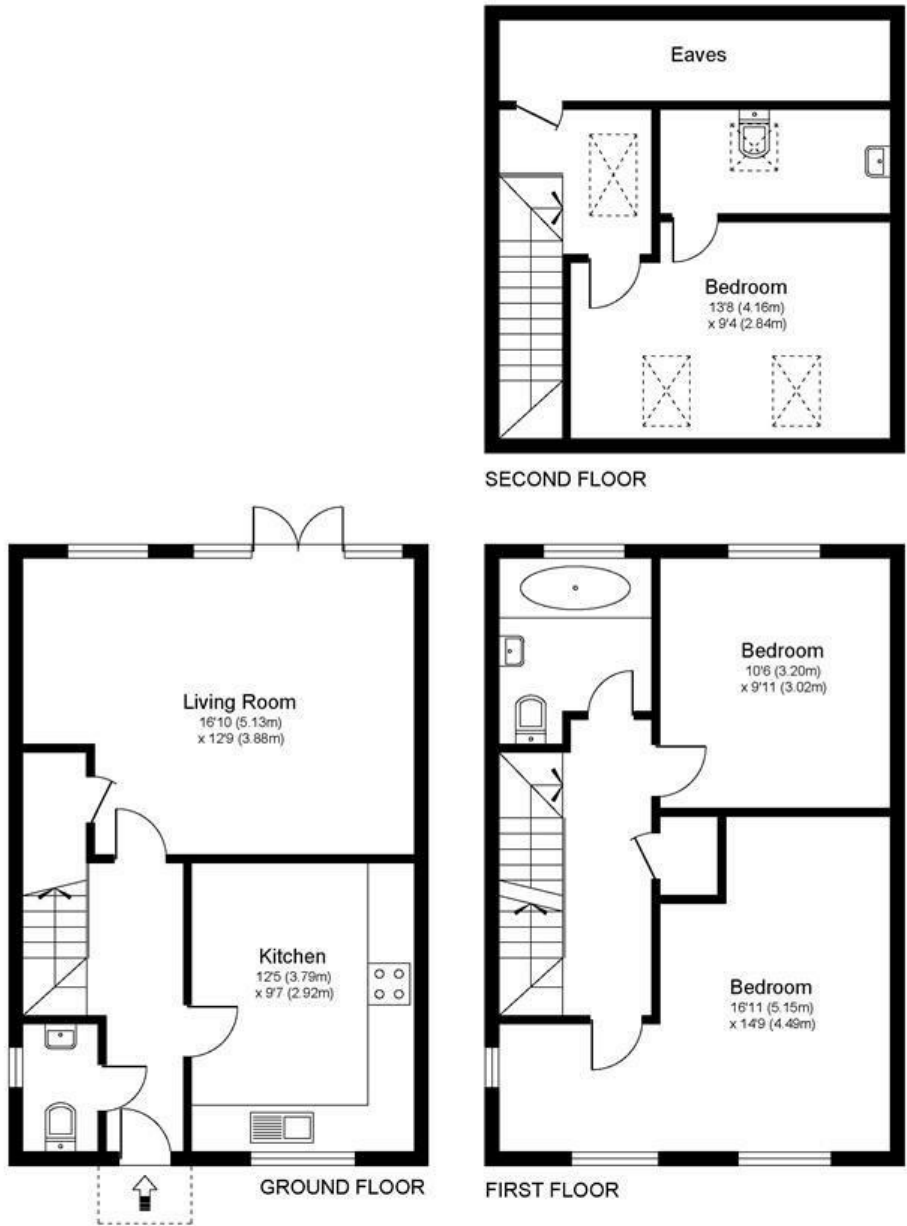
AVAILABLE middle of June. We are pleased to offer this pair of brand new semi-detached family homes which is situated in a popular residential area off of Long Lane. The well planned and beautifully presented accommodation is divided over three floors and briefly comprises entrance hallway, downstairs cloakroom, spacious shaker style kitchen with integrated appliances and a good size living area with French doors to the rear garden. On the first floor is a generous master bedroom, a second double bedroom and the family bathroom. On the second floor is another double bedroom with en suite shower room. Externally the rear garden have a patio area and is mainly laid to lawn. Offered negotiably furnished. EPC rating B. Council tax band D.





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CRANFORD AVENUE TW19



Approximate Gross Internal Floor Area: 99 m sq / 1067 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- VIEWING AVAILABLE MID JUNE
- UNDERFLOOR HEATING
- THREE DOUBLE BEDROOMS
- KITCHEN WITH BUILT IN APPLIANCES
- INTERNAL OAK DOORS
- PRIVATE DRIVEWAY
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZING
- FITTED CARPETS
- EPC RATING B

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

