



# FIELDHOUSE

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## 38 George Street, Staines, Middlesex, TW18 4LB

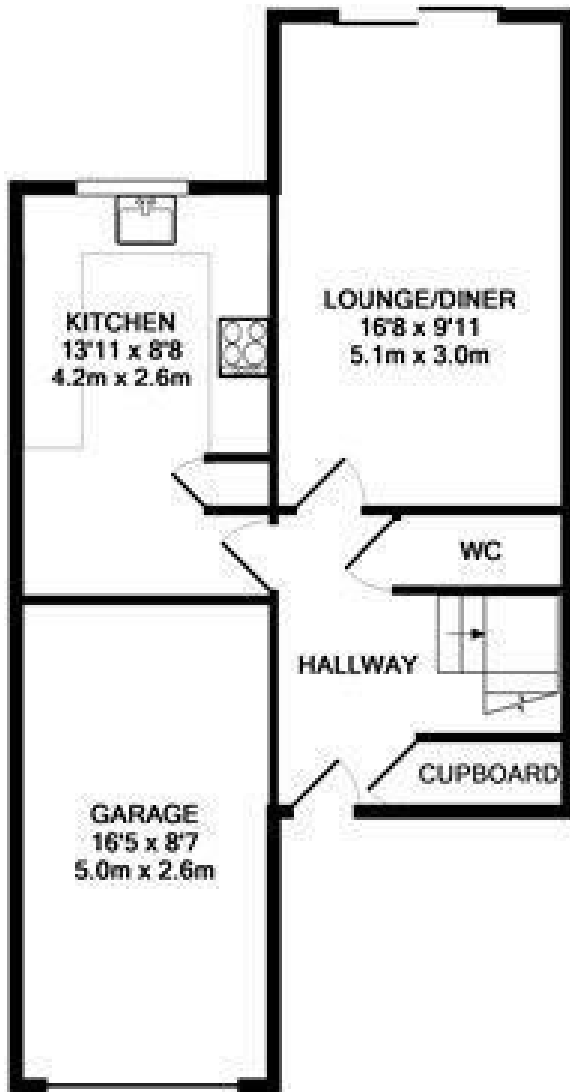
VERY WELL PRESENTED THREE BEDROOM TERRACED HOUSE WITH GARAGE AND GARDEN - This well presented three bedroom terraced home is situated in a central location, moments from Staines-upon-Thames town centre and railway station offering direct links to Waterloo. The ground floor provides a welcoming entrance hall, a lounge, ground floor cloakroom and an modern kitchen. On the first floor there are three good sized bedrooms and new family bathroom. Outside there is a good sized enclosed garden and the property also offers private integral garage and allocated parking space.

The property is situated in a much sought after location, close to the town centre and railway station. Staines upon Thames is a prosperous riverside market town, with good rail links to London (Waterloo 30 minutes) and immediate access onto the motorway network via the M25 and M3. Heathrow Airport is a short distance away. With a vibrant pedestrianized High Street, boasting an extended range of shops and facilities, Staines-upon-Thames is popular with both buyers and renters alike.

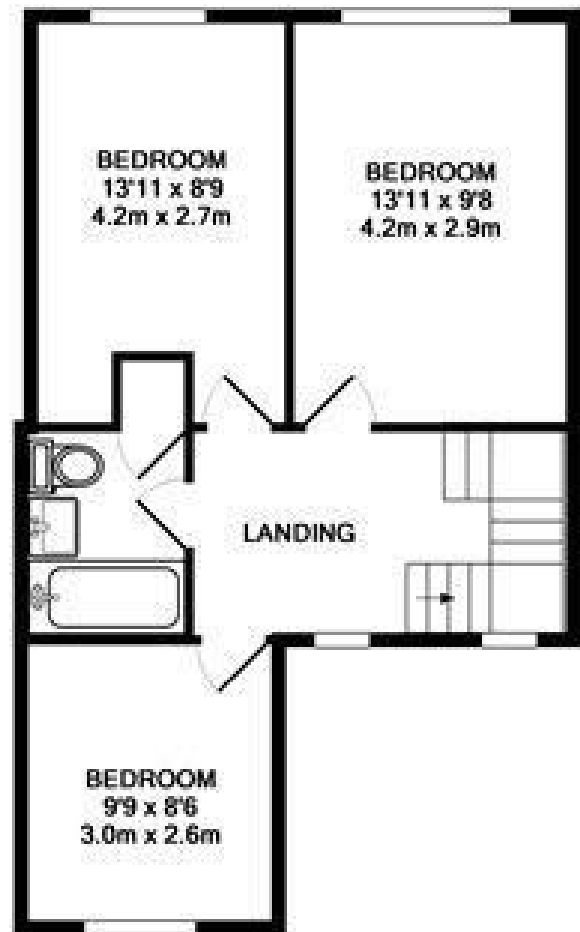
Minimum Length of Tenancy: 12 Months  
Council Tax: Spelthorne Borough Council  
Council Tax Band: E

- THREE BEDROOMS
- MODERN KITCHEN
- TOWN CENTRE LOCATION
- INTEGRAL GARAGE
- ALLOCATED PARKING SPACE
- PRIVATE GARDEN

**£2,000 Per Month\***



**GROUND FLOOR**  
APPROX. FLOOR  
AREA 49.3 SQ.M.  
(531 SQ.FT.)




**1ST FLOOR**  
APPROX. FLOOR  
AREA 43.9 SQ.M.  
(472 SQ.FT.)

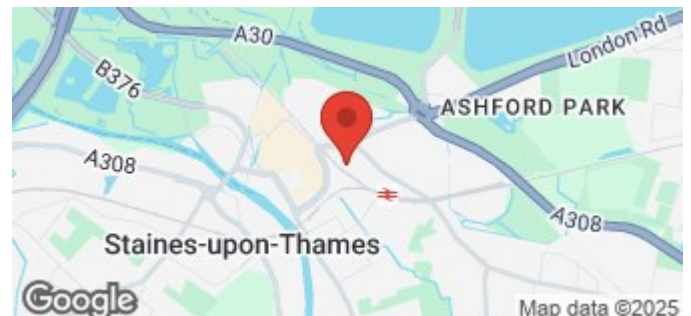
**TOTAL APPROX. FLOOR AREA 93.2 SQ.M. (1003 SQ.FT.)**

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>70</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



## FIELDHOUSE RESIDENTIAL LIMITED

Registered Address: 94 Wandsworth Bridge Road, London SW6 2TF  
Registered in England No. 5097508 **VAT No. GB 839 5267 87**

