



Staines-upon-Thames
£2,400 PCM

B. S. BENNETT

Perfectly positioned four bedroom family home situated in a cul-de-sac with views of Shortwood Common. The property offers spacious accommodation arranged over three floors. The ground floor comprises: entrance hall, cloakroom, living room, family room, and a large open-plan kitchen/dining room. On the first floor there are three bedrooms, two rooms include fitted wardrobes, along with a modern family bathroom. Bedroom one is on the second floor with fitted wardrobes. Outside, newly done decking leads to a mature rear garden including two outbuildings, a bar and workshop. To the front is off-street car parking for three cars. Unfurnished. Available now. Council tax band: E Energy Rating: D

Location:

Set in a semi-rural location, close to Shortwood common with its lovely walks and open space. Within a short drive of Staines town centre which provides an excellent array of shopping facilities, restaurants and cinema. Lammas recreation park is also close by which is on the River Thames. Staines mainline station serves London Waterloo in approximately 35 minutes, together with easy access of Motorways M25, M4, M3 and London Heathrow Airport.

Affordability:

In order to pass the tenant references, the tenants must collectively earn a minimum of £72,000 a year.

Deposit:

5 weeks rent which is £2,765.00 for this rental. The deposit is used to cover any potential damages. The deposit will be protected by one of the approved schemes.

Services:

Mains gas, electricity, water, mains drainage.

Gas fired central heating.

Broadband Availability (according to [ofcom.org.uk](https://www.ofcom.gov.uk)): Standard and Ultrafast Full Fibre.

For mobile voice and data coverage: <https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

Local Authority:

Spelthorne Borough Council, Knowle Green, Staines-upon-Thames TW18 1XB

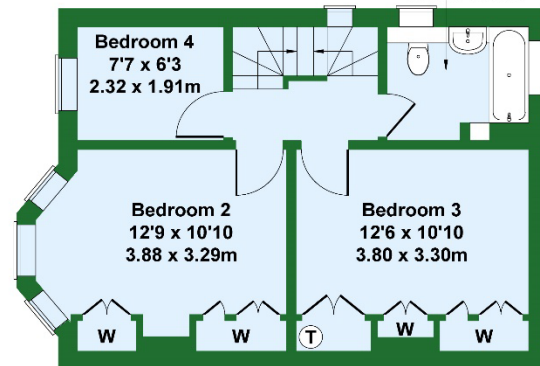
Tel: 01784 451499 Email: customer.services@spelthorne.gov.uk

Council Tax:

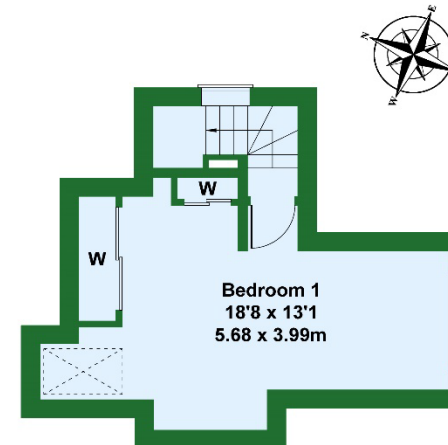
Band: E. Payable 2025/26: £2,948.95

Approximate Gross Internal Area
1668 sq ft - 155 sq m

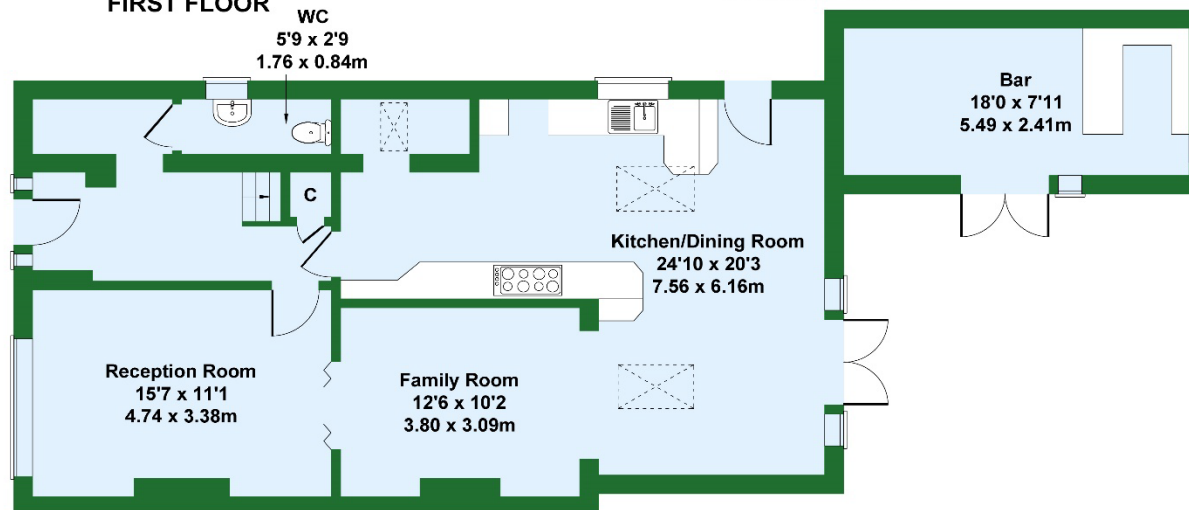
Bathroom
9'0 x 6'1
2.75 x 1.86m



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

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