



8 Loudwater Close, Sunbury-on-Thames, Surrey, TW16 6DE

£2600pcm + Initial deposit



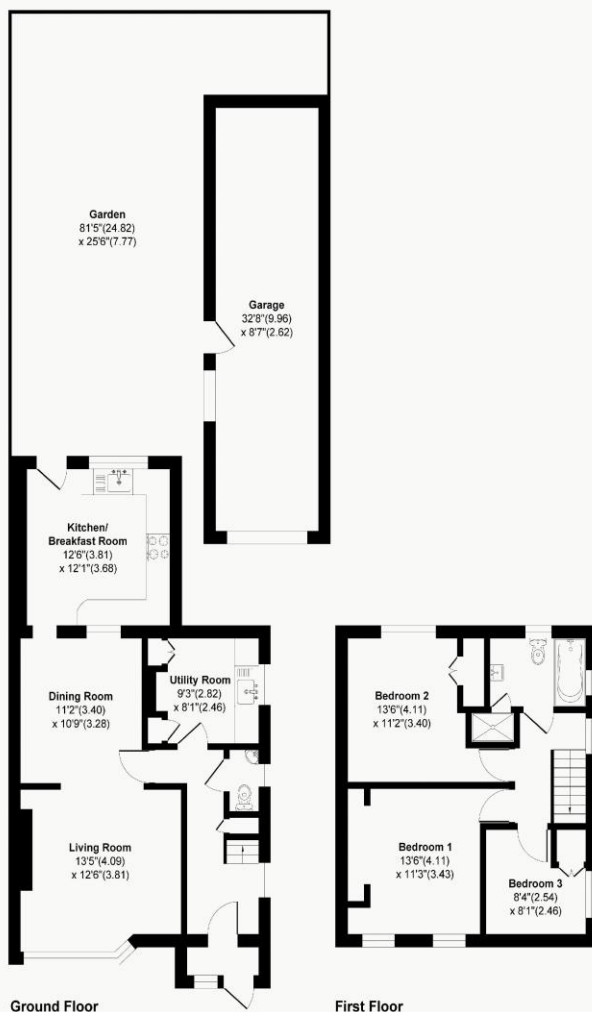
Loudwater Close, Sunbury on Thames, TW16

Approximate Area = 1104 sq ft / 102.5 sq m

Garage Area = 280 sq ft / 26.0 sq m

Total Area = 1384 sq ft / 128.5 sq m

For Identification Only - Not to scale

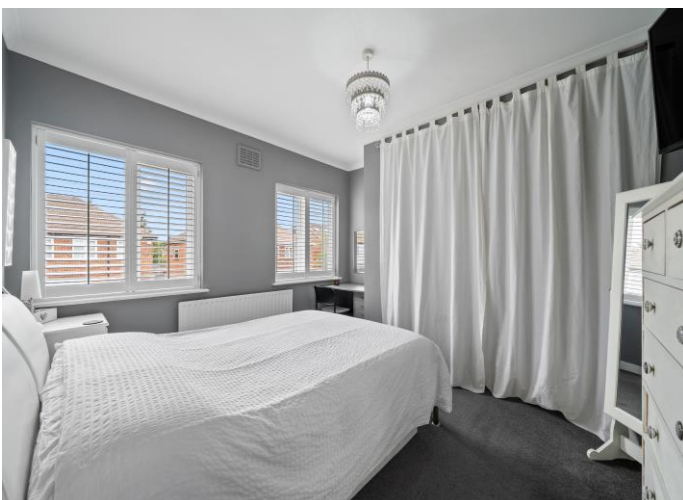


Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Neave Estate Agents.



PLEASE NOTE, THE LANDLORDS ARE IDEALLY LOOKING FOR A LET CIRCA 9 – 12 MONTHS.

Situated on a quiet residential road close to the River Thames, this beautifully presented and extended three-bedroom semi-detached home offers stylish, modern living spaces throughout, making it ideal for families and commuters alike. The ground floor features a bright and welcoming front lounge, flowing seamlessly into a dining area, creating an excellent space for both everyday living and entertaining. To the rear, the contemporary kitchen overlooks the garden and benefits from doors opening directly onto the patio. A separate utility room and convenient downstairs W.C. add further practicality. Upstairs, there are three well-proportioned bedrooms, all benefiting from fitted storage, alongside a modern family bathroom. Outside, the rear garden has been designed for both relaxation and entertaining, with a fantastic patio area leading to a lawned garden beyond. The property also benefits from a double-length garage and off-street parking to the front for a couple of cars. The property is well positioned close to the River Thames and the charming Lower Sunbury Village, which offers a variety of popular pubs, cafés and local amenities. Sunbury Park is nearby, while Sunbury and Upper Halliford stations provide direct services to London Waterloo. The A316 and M3 are easily accessible, and several highly regarded schools can be found within the surrounding area. Offered to rent furnished, from 1st September 2026. EPC Rating C.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.