



**Killigrew House Percy Bryant Road, Sunbury-On-Thames TW16 7BT**

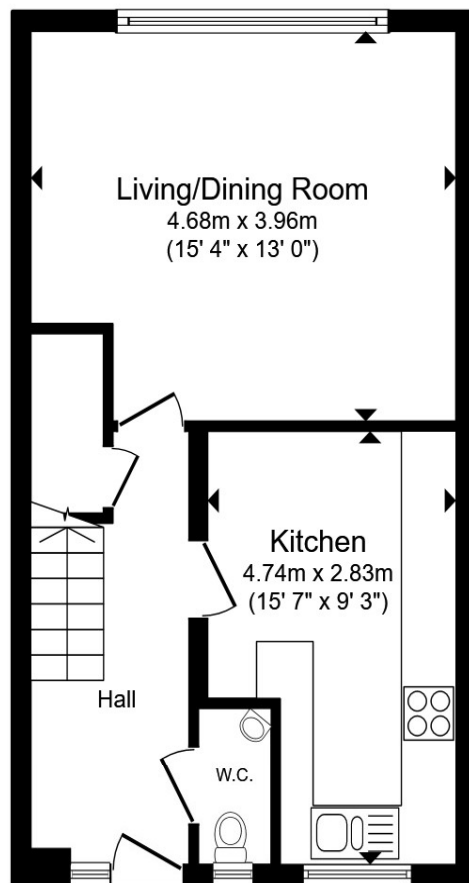


**welcome to**

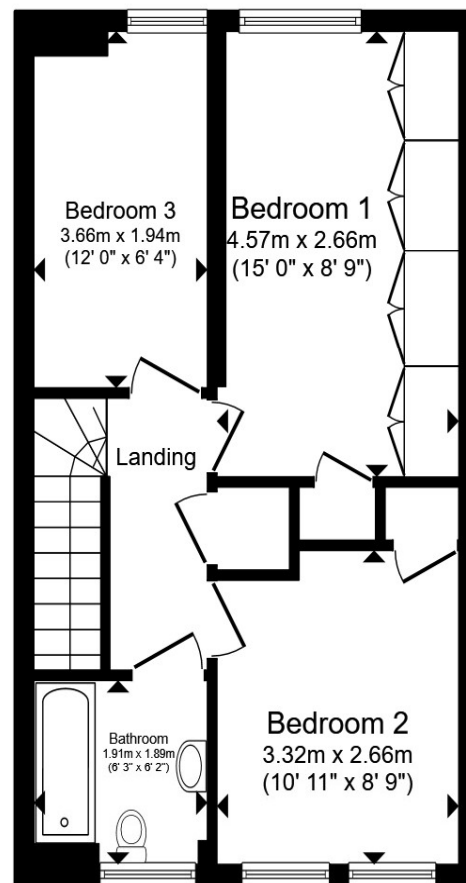
**Killigrew House Percy Bryant Road, Sunbury-On-Thames**

Bringing to the market a spacious property ideal for both first time buyers and investors, in a prime residential location. This a wonderful opportunity to acquire this three-bedroom, split-level maisonette in Sunbury.





**Ground Floor**



**First Floor**



Total floor area 79.7 m<sup>2</sup> (858 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



This is an upper floor split level maisonette which comprises to the ground floor, an entrance hallway, a bright and airy reception room providing ample living space and kitchen. The large windows in the living room allow in plenty of natural light making it a nice area for relaxation and has enough space for a dining area. The kitchen is modern with ample storage cupboards, worktops and space for all the necessary utilities and appliances. The Ground floor also features a W/C for added convenience. The upstairs comprises three spacious double bedrooms with (fitted storage / wardrobes) and the main three-piece family bathroom. The property covers 79.7 Sq m and its feel resembles a house due to the split-level nature and practical layout. This property will suit growing families needing a well-proportioned and well-presented family home in a popular area.

The property is conveniently positioned within easy reach of local amenities and transport links. Sunbury Cross, Tesco Superstore, and Sunbury Mainline train station are all within easy reach making it an ideal proposition for a variety of buyers. Percy Bryant Road is ideally situated close to the A308 and provides easy access into the surrounding areas of Staines, Ashford and Feltham.

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## Killigrew House Percy Bryant Road, Sunbury-On-Thames

- UPPER FLOOR SPLIT LEVEL MAISONETTE
- THREE DOUBLE BEDROOMS
- GROUND FLOOR W/C
- MAIN FAMILY BATHROOM
- BRIGHT AND AIRY LIVING ROOM
- SPACIOUS ACCOMMODATION TOTALLING 79.7 sq m
- CLOSE TO LOCAL AMENITIES
- GOOD TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£280,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL113482](https://barnardmarcus.co.uk/Property/FEL113482)



Property Ref:  
FEL113482 - 0003

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