



barnard marcus

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



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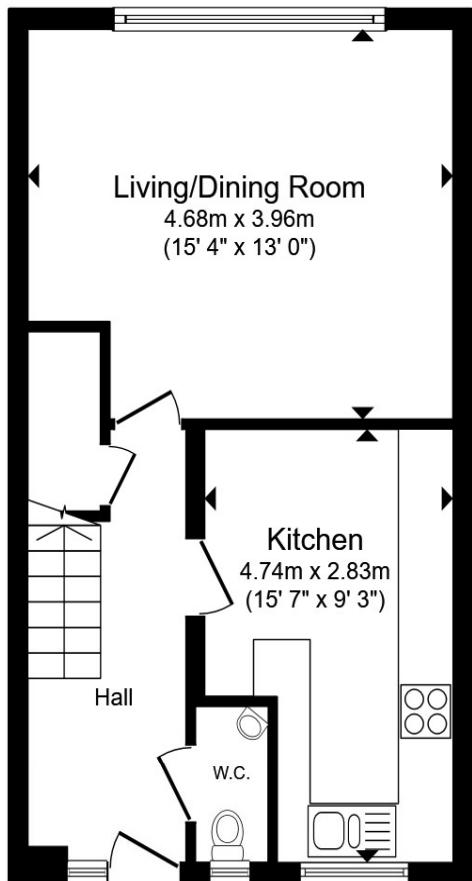
The logo for barnard marcus consists of a stylized graphic of four colored circles (green, orange, red, and blue) arranged in a cluster, followed by the company name 'barnard marcus' in a lowercase, sans-serif font.

welcome to

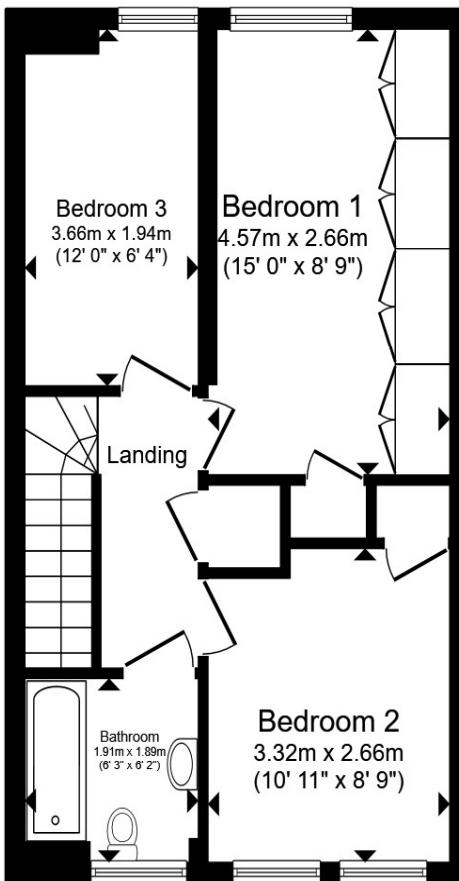
Killigrew House Percy Bryant Road, Sunbury-On-Thames

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 m² (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



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

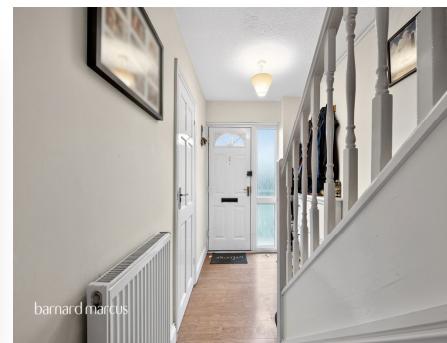
Council Tax Band: C Service Charge: Ask Agent

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



view this property online barnardmarcus.co.uk/Property/FEL113482

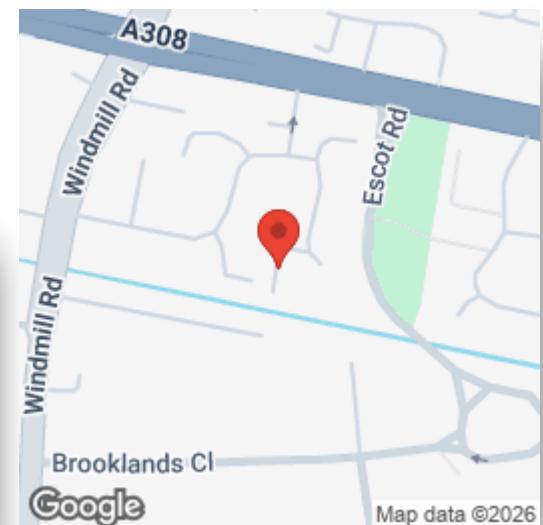


Property Ref:

FEL113482 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



020 8890 4037



Feltham@barnardmarcus.co.uk



4 Parkfield Parade, High Street, FELTHAM,
Middlesex, TW13 4HJ



barnardmarcus.co.uk