



## **Fairlawns, Sunbury-On-Thames, TW16 6QR**

**Guide Price £495,000**

A three bedroom semi-detached family home situated in this quiet cul-de-sac within Lower Sunbury. Fairlawns is a lovely location for families, close to local schools, Sunbury station, Sunbury Park, the local shops and the River Thames are all within half a mile. The accommodation comprises, on the ground floor, large open plan lounge/kitchen with patio doors leading to a good size rear garden, and cloakroom, on the first floor, three bedrooms and family bathroom. The property benefits from double glazed windows, gas central heating, front and rear gardens and garage in nearby block. Offered to the market with no chain.

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**Entrance**

Enclosed area leading to...

**Through Lounge / Kitchen**

Rear aspect double glazed window, two radiator, French doors to rear garden.

**Kitchen Area**

Single drainer sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, integrated gas hob with extractor above and microwave below, integrated double oven, fridge and freezer, space and plumbing for washing machine, breakfast bar, front aspect double glazed bay window, tiled walls and laminate flooring.

**Cloakroom**

Low level w/c, was hand basin, cupboard housing meters, storage cupboard.

**First Floor Landing**

Side aspect double glazed window, access to boarded loft, storage cupboard, doors to rooms.

**Bedroom One**

Front aspect double glazed window, built in wardrobe radiator.

**Bedroom Two**

Rear aspect double glazed window, built in cupboard, radiator.

**Bedroom Three**

Rear aspect double glazed window, radiator.

**Family Bathroom**

White suite comprising panel enclosed bath with mixer tap and wall mounted shower unit, pedestal wash hand basin, low level w/c, heated towel rail, front aspect double glazed frosted window.

**Outside****Rear Garden**

Patio area leading to laid to lawn area leading to further patio area, shed, side access with outside tap.

**Front**

Laid to lawn with side access to rear garden.

**Garage**

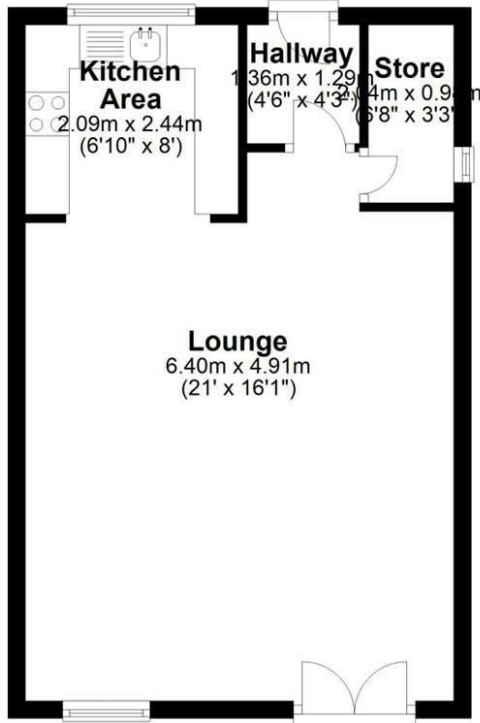
Located in nearby block with up and over door.

NB. In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a member of staff within Stamfords Ltd.



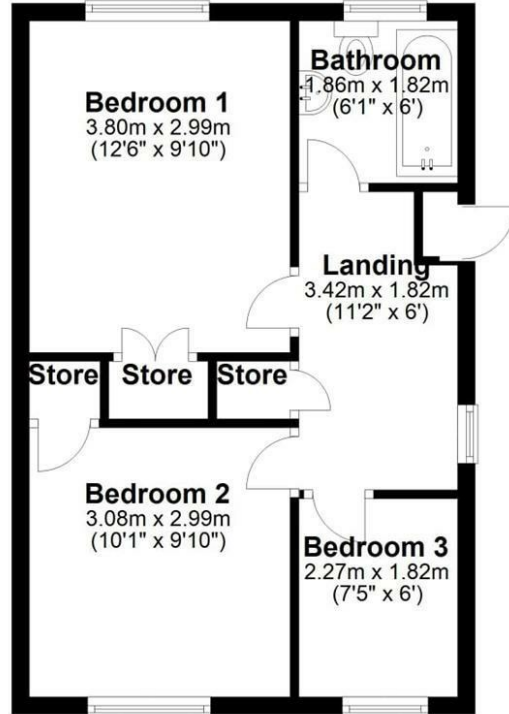
## Ground Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



## First Floor

Approx. 38.0 sq. metres (409.4 sq. feet)



Total area: approx. 76.1 sq. metres (818.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of door, windows, room and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown has not been tested and no guarantee as their operability or efficiency can be given made with planup.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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