



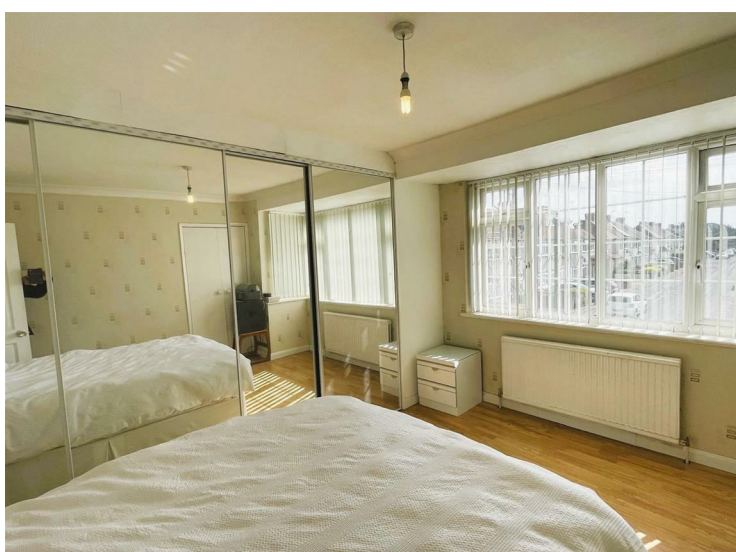
**Hillingdon Avenue, Staines-Upon-Thames, TW19 7AG**

**£425,000**

A well presented extended three bedroom terraced house, ideally situated in this sought after residential location with convenient access to local shops and transport links. The accommodation comprises a spacious lounge/diner, an extended modern fitted kitchen, and a modern family bathroom to the ground floor. The first floor offers three bedrooms. Externally, the property benefits from a rear garden extending over 100ft, along with a substantial brick-built garage/workshop with rear access. To the front, there is a block-paved area with shrub borders, which could be adapted to provide off-street parking. Early viewings are highly recommended to fully appreciate all this property has to offer.

*The Guild Of Professional Estate Agents*  
A partner of  
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

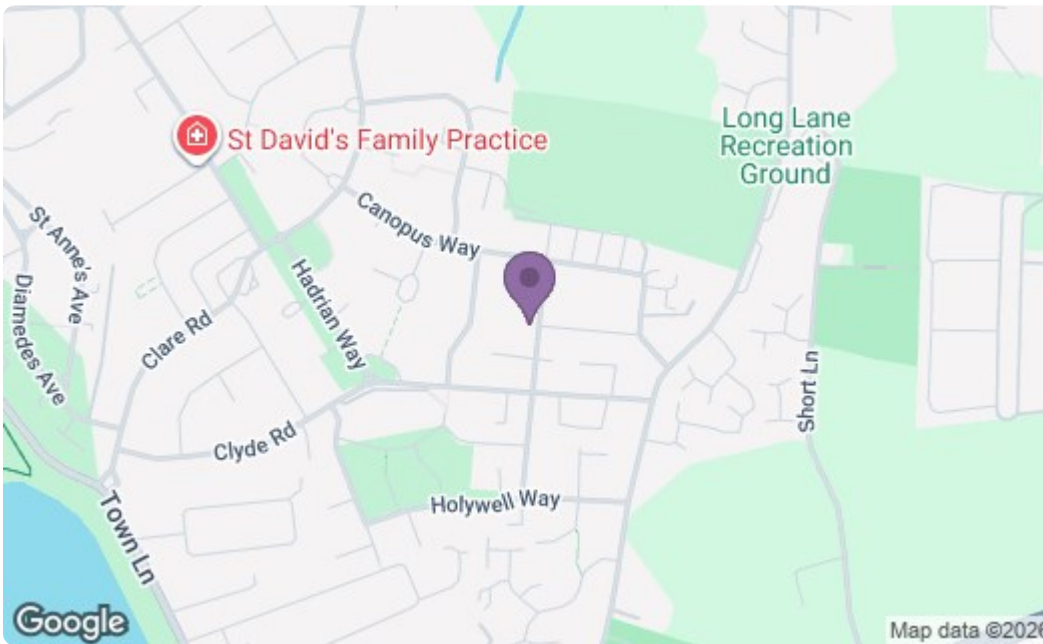






cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

A partner of  
**The Guild Of Professional Estate Agents**  
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075