



Fairlawns, Sunbury-On-Thames, TW16 6QR

£470,000

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.

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

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

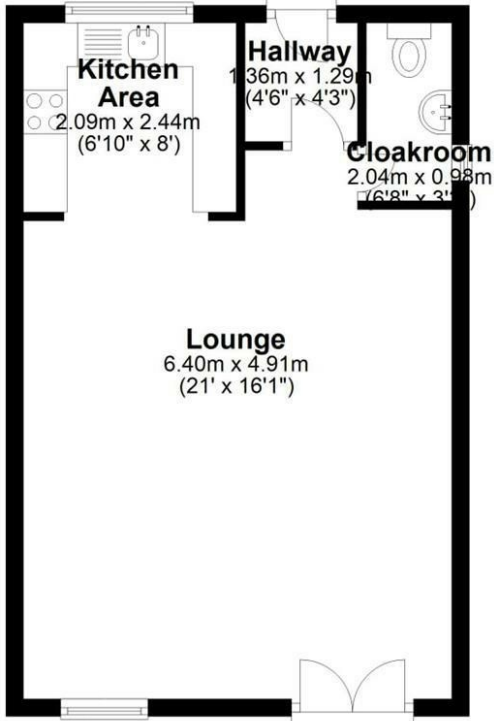
Located in nearby block with up and over door.

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.



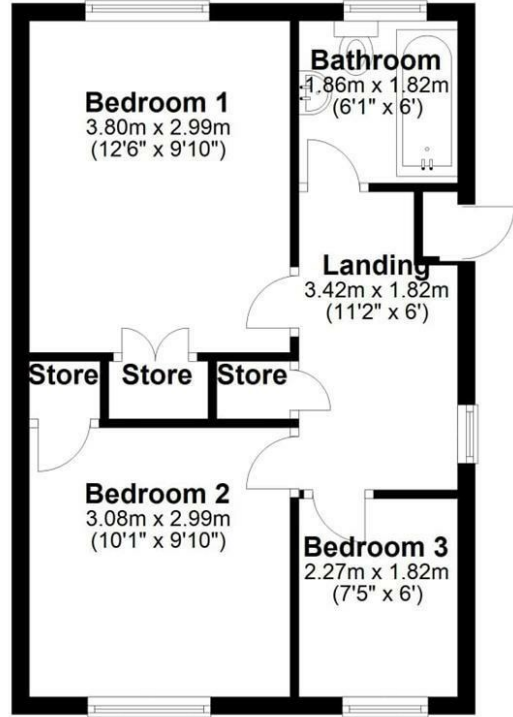
Ground Floor

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 | | | 85 |
| (81-91) B | | | |
| (69-80) C | | 71 | |
| (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 ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 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