

18 Lucan Drive, Laleham, TW18 1QS



Asking Price £515,000 Freehold



An appealing and modern 3 bedroom semi detached property with a delightful and secluded sunny aspect garden, large through lounge and adjacent detached garage. Quietly situated at the end of a favoured cul de sac close to Laleham Village and River Thames. Highly Recommended with No Forward Chain

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FOR SALE

A delightful and well-presented 3 bedroom semi-detached modern home at the end of a desirable and small cul de sac featuring an entrance hall with cloakroom and access to an open plan lounge/dining room having doors to a delightful, secluded and spacious 80ft garden. The kitchen is modern and well fitted with side door to garden. The first floor provides the 3 bedrooms and bathroom. The property has an advantage of an adjacent detached garage and off-street parking. Potential to extend. Highly Recommended with No Forward Chain.

LOCATION

Quietly positioned at the end of a small cul de sac in a highly regarded development close to good primary and secondary schools, just minutes from Laleham Village and River Thames. Staines train station and comprehensive shopping centre are also close by together with Ashford town, local parks and access to the M3 and M25 motorways.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 489 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1146 SQ FT / 106 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1006 SQ FT / 93 SQM
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Lucan Drive

date 09/08/23

photoplan



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

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.