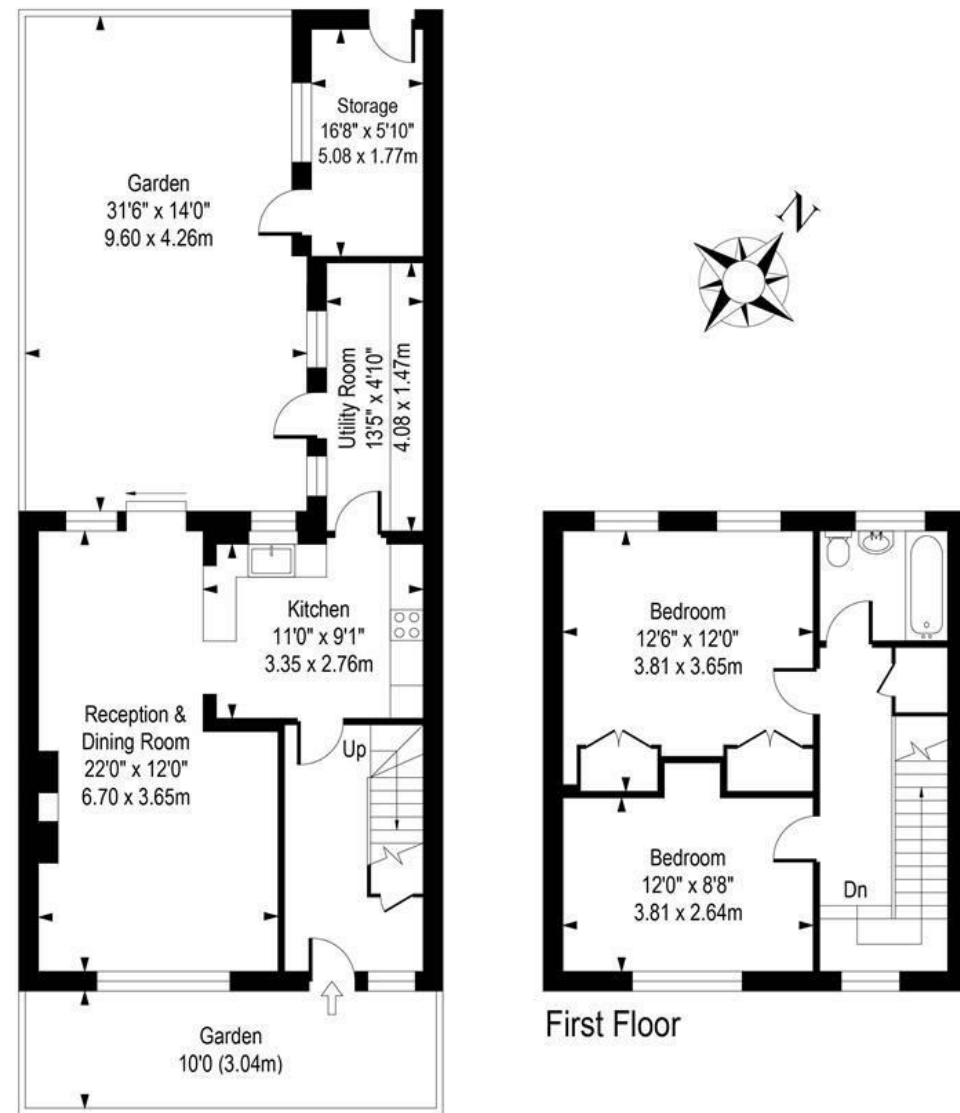


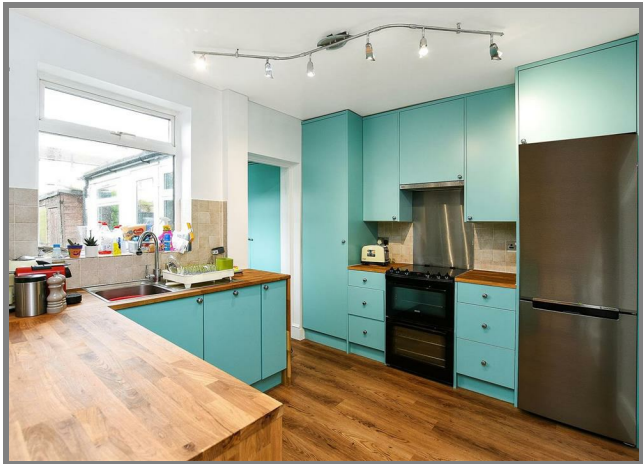
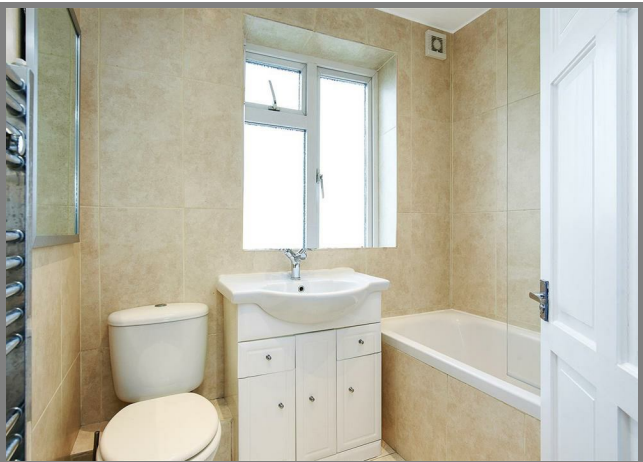
Beechwood Avenue, Sunbury-On-Thames

Beechwood Ave, TW1



Asking Price £375,000 Freehold


- Two bedrooms
- Good garden
- Hard wood flooring throughout
- Semi-open plan living




53 Beechwood Avenue, Sunbury-On-Thames, London TW16 7QW

Set in a pleasant residential enclave close to local amenities and bus routes, this two bedroom house benefits from a semi open plan living, dining area and kitchen on the ground floor with additional utility space to the rear of the kitchen, French windows open onto the low-maintenance, good sized garden that has a further storage shed. To the first floor two good double bedrooms and a family bathroom with three piece suite and shower over bath.

Good local schooling in moments away and Sunbury Railway station is a short walk, by car the M3 is a short drive.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 CO2 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 CO2 emissions		
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.