



SILVERBIRCH FERRY AVENUE STAINES-UPON-THAMES, TW18 3LP

£3,250 PER MONTH

Located within a quiet and desirable development, this beautifully presented four bedroom, three-bathroom detached home is offered in pristine condition throughout to the rental market.

The property features a modern fully fitted kitchen, ample open plan living and dining space with a further family reception room. There are four well-proportioned bedrooms, including a principal bedroom with en-suite, alongside two further contemporary bathrooms.

Externally, the property benefits from a private rear garden and driveway parking. This charming property combines comfort, space, and practicality in a sought-after location being just 1.8 miles from Staines station.

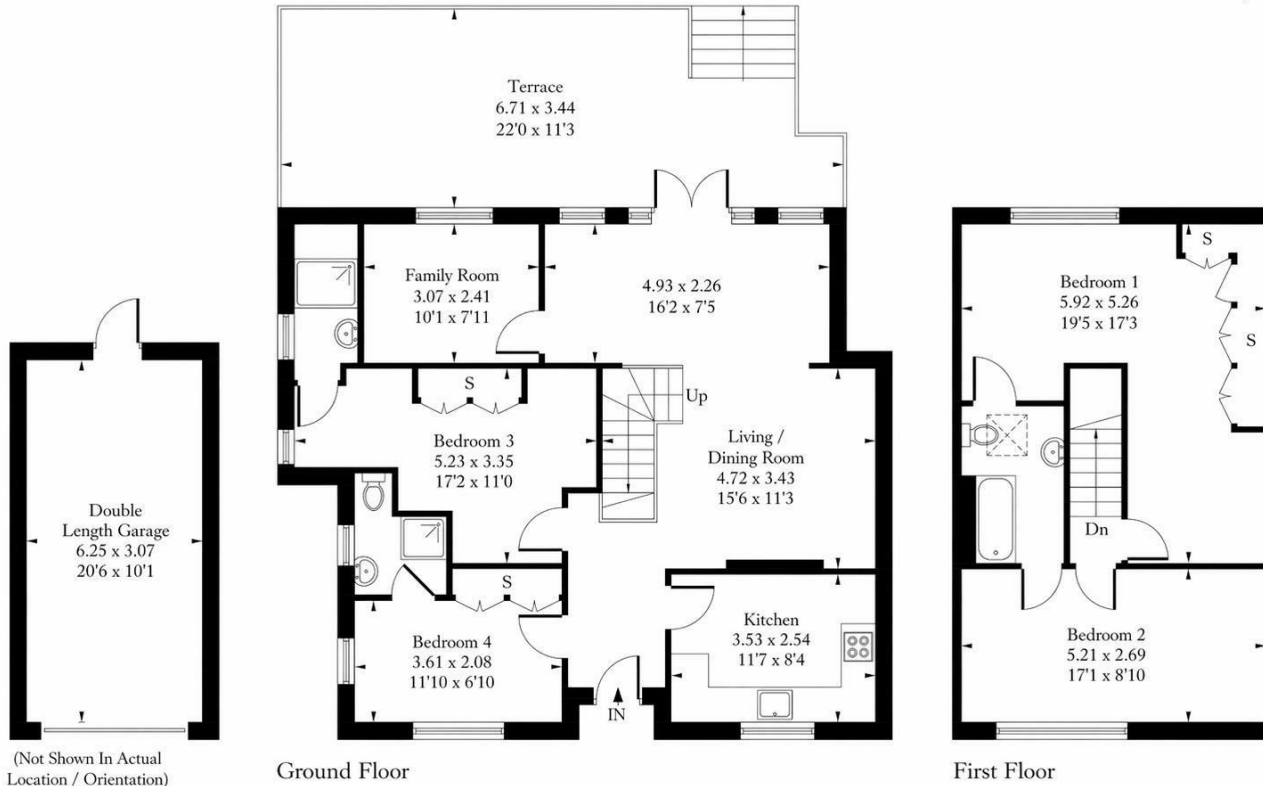
HP

H PRESTIGE ESTATES

Approximate Gross Internal Area = 118.56 sq m / 1276 sq ft

Garage = 19.48 sq m / 210 sq ft

Total = 138.04 sq m / 1486 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

H Prestige Estates Ascot
23 Brockenhurst Road
Ascot
Berkshire
SL5 9DJ

01344 283300
info@hprestige.co.uk
www.hprestige.co.uk

