

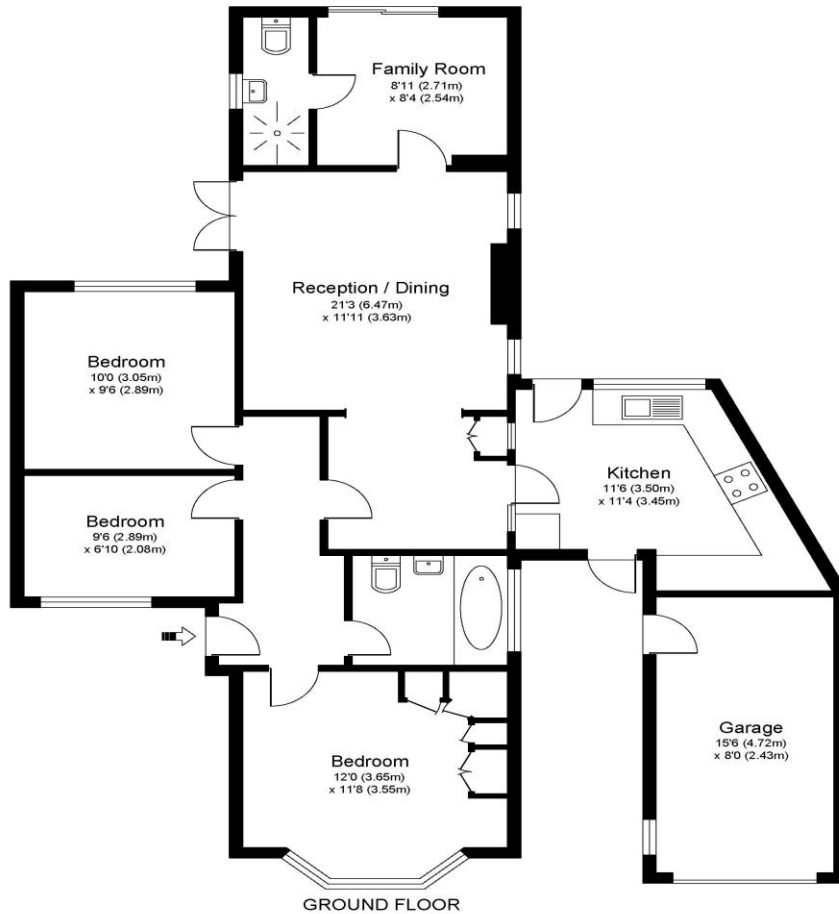


**56 French Street Sunbury-On-Thames TW16 5JJ**

**£2100pcm + Initial deposit**



FRENCH STREET TW16



Approximate Gross Internal Floor Area: 77 m sq / 832 sq ft  
 Garage Area: 12 m sq / 128 sq ft  
 Total Area : 89 m sq / 960 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A three-bedroom semi-detached bungalow well located and offered in good order having been previously refurbished. Also benefiting from a large garage, off-street parking and a lovely rear garden. Internally this is a really interesting property with a non-conventional layout. There is loads of space with three decent bedrooms and two reception rooms, one which could be used as a fourth bedroom if needed. There are two bathrooms including a modern wet room and the kitchen has only recently been fitted. There is a large garage to the front which also houses a utility area. There is a wide driveway giving plenty of off-street parking and a great rear garden with patio and lawn area. Well located within Sunbury, close to the Lower Sunbury amenities including local shops, restaurants, schools and of course the beautiful River Thames. Available unfurnished from 4th May 2024. EPC Rating E.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.