



**6 Lendy Place Sunbury-On-Thames Surrey TW16 6BB**

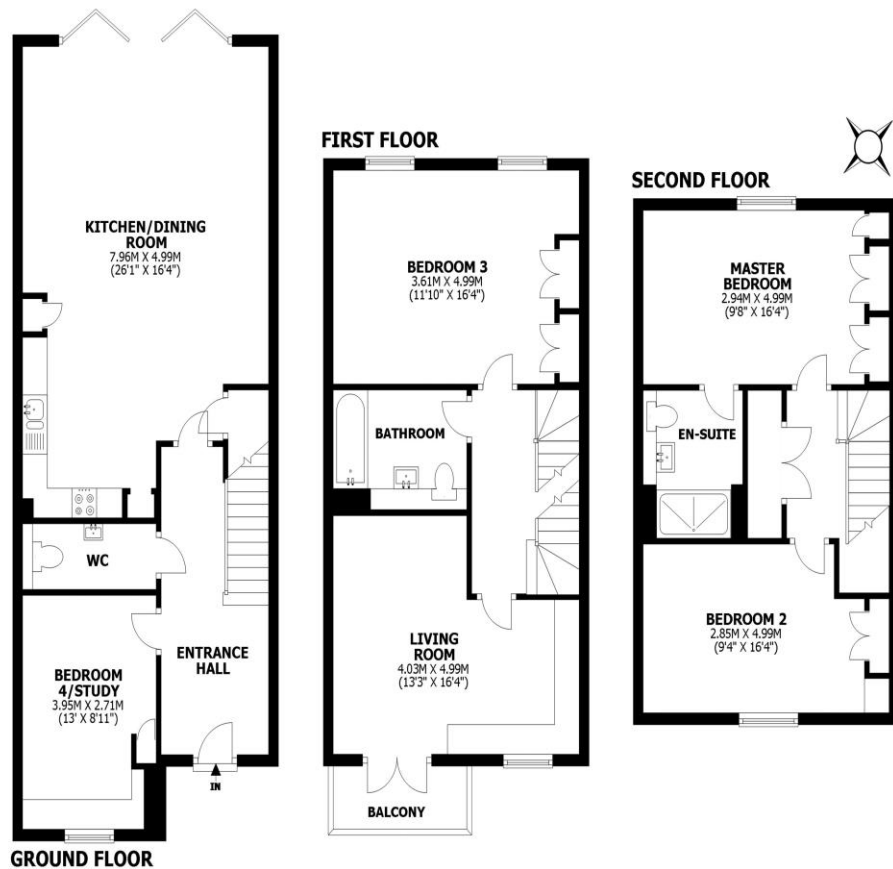
**£3100pcm + Initial deposit**





## Lendy Place, Sunbury-on-Thames, TW16

Total internal area: approx. 154.6 sq. metres (1664.4 sq. feet)



This floorplan shows maximum dimensions, excluding small alcoves etc unless otherwise stated. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

A superb four-bedroom, two-bathroom townhouse which is set within a modern exclusive gated development built in 2014 by Lindon Homes. The house is presented in immaculate condition and allows for a flexible living setup. The main hub of the house is on the ground floor where you have a large kitchen/dining/living area which is incredibly comfortable for families and for social entertaining. The kitchen is finished in a high gloss white and there are bi-folding doors that open out to the pretty landscaped garden. There is also a pantry cupboard. To the front of the house you have a study/bedroom 4, plus a downstairs cloakroom. On the first floor you have a living room which is south facing with doors out to a balcony with space for a couple of chairs. You also have a large bedroom with fitted wardrobes and a bathroom on this level. On the top floor you find two further double bedrooms, both with fitted wardrobes, and the back bedroom benefits from an en-suite shower room.

There is a view of the river from the front bedroom. The house is attractive and has a warm and homely feeling throughout. The garden is low maintenance having been landscaped and there is a discreet shed to the rear. There is residents parking within the secure development. Located brilliantly for Lower Sunbury with its shops and eateries, plus the River Thames is on your doorstep. Access to Walton on Thames is quick and easy via car. Offered to rent on a flexible furnishing basis and available 7th June 2024. EPC Rating B.





**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.