



**Berkeley Close, Moor Lane, TW19 6ED**

**£1,700 pcm UnFurnished**

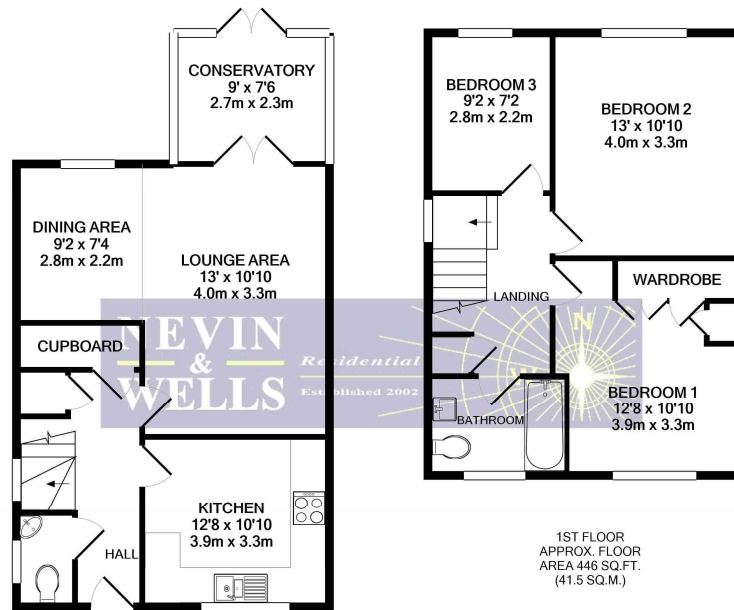


A spacious and superbly presented three bedroom family home, situated in a quiet cul-de-sac, opposite picturesque moor land. This property also offers downstairs cloakroom, lounge/diner, gloss white shaker style kitchen, modern white bathroom, conservatory and double glazing. Externally there is a mature garden and a huge timber cabin/office.

**AVAILABLE 1<sup>ST</sup> FEBRUARY 2023**

# Berkeley Close, Moore Lane, Staines, TW19 6ED

## FLOORPLAN



GROUND FLOOR  
APPROX. FLOOR AREA 512 SQ.FT. (47.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 446 SQ.FT. (41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 959 SQ.FT. (89.0 SQ.M.)

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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2020

## EPC

4, Berkeley Close Moore Lane STAINES TW19 6ED	<b>Energy rating</b> <b>D</b>
Valid until 8 July 2024	Certificate number 0965-2851-6037-9604-2598

Property type: Semi-detached house  
Total floor area: 87 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.  
[See how to improve this property's energy performance](#).



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

- For properties in England and Wales:
- the average energy rating is D
- the average energy score is 60

COUNCIL TAX BAND: E