



**The Broadway, Laleham, TW18 1SB**

**£2,250 pcm Guide Price**



Available to rent for the first time since being extended and completely refurbished to a high specification, this three bedroom character semi-detached located in the heart of Laleham Village. The accommodation offers lounge with bay window, spacious kitchen/diner complete with underfloor heating, integrated appliances, separate utility, downstairs W.C and first floor four piece family bathroom. Outside there is off street parking and courtyard style garden. The River Thames towpath and popular Laleham C of E Primary School are within short walking distance.

**AVAILABLE - END OF MARCH - Unfurnished**

# Church Villas, The Broadway, Laleham, Middlesex, TW18 1SB

## FLOORPLAN



TOTAL FLOOR AREA: 1121 sq. ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 condition or efficiency can be given.  
Made with Metagix 02/22

## EPC

1 Church Villas The Broadway Laleham S WAINES-UPON-THAMES TW18 1SB	Energy rating <b>C</b>	Valid until 21 February 2033
		Call the number 0800-3204-4302-707-2390

**Property type**  
Semi-detached house

**Total floor area**  
103 square metres

**Rules on letting this property**

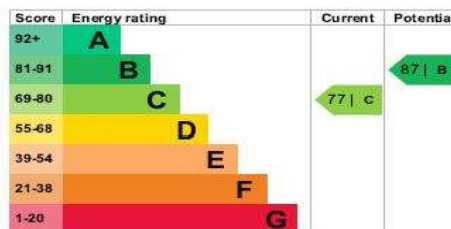
Properties can be let if they have an energy rating from A to E.

[You can read advice for landlords on the regulations and energy rules for the rental of residential property and how to manage a self-managed rental property.](#)

**Energy efficiency rating for this property**

This property's current energy rating is C. 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 - Spelthorne Borough Council**