



**Hawks Way, Staines upon Thames, TW18 4RY**

**£1,800pcm Guide Price**



Located in the heart of Staines upon Thames town centre on the popular Moormede development in this three bedroom terrace family home offering a through lounge/dining room, recently installed kitchen, modern first floor bathroom with shower, private rear garden and allocated parking for one vehicle.

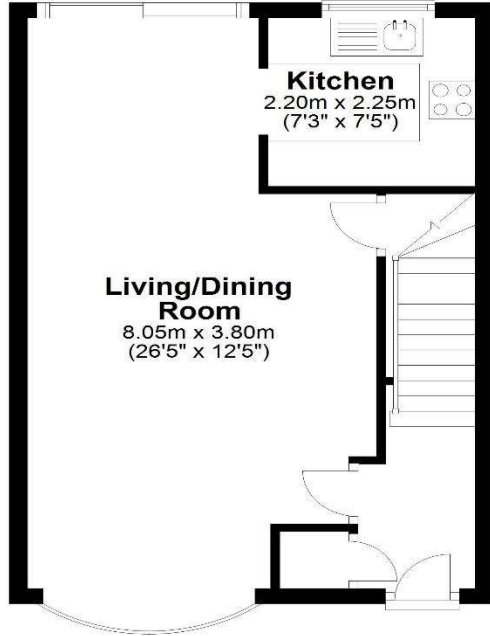
**AVAILABLE NOW - UNFURNISHED**

Hawks Way, Staines upon Thames, Middlesex, TW18 4RY

FLOORPLAN

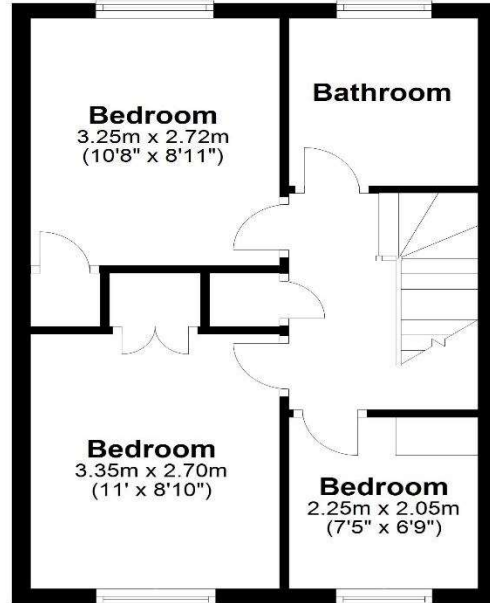
**Ground Floor**

Approx. 36.7 sq. metres (394.6 sq. feet)



**First Floor**

Approx. 36.4 sq. metres (392.2 sq. feet)



Total area: approx. 73.1 sq. metres (786.8 sq. feet)

EPC

30 Hawksway  
STAINES-UPON-THAMES  
TW18 4RY

Energy rating  
**C**

Valid until  
19 August 2031

Certificate number  
8002-4369-1002-0028-3106

Property type	Mid-terrace house
Total floor area	75 square metres

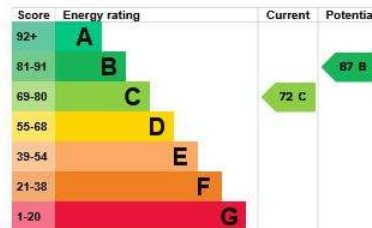
**Rules on letting this property**

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 rating and score**

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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: C - Spelthorne Borough Council**