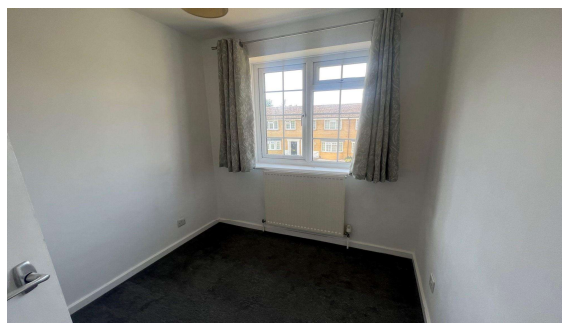




**Hawks Way, Staines, Middlesex, TW18 4RY**

**£416,000 Freehold**



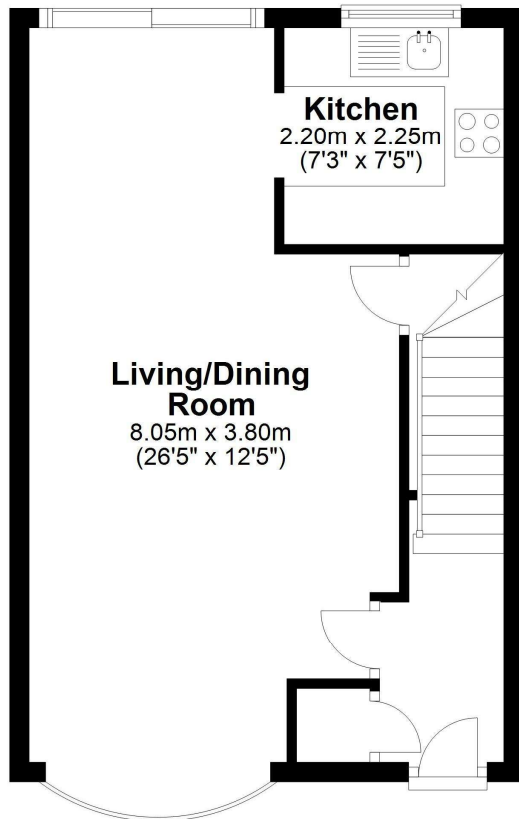
Located in the Moormede Development, in the heart of Staines upon Thames town centre, this superbly presented three bedroom terraced home is offered 'chain free'. Benefits include through lounge/diner, recently installed kitchen, modern first floor bathroom with mixer shower, private rear garden and single garage in nearby block. High street shops, bars and restaurants are close by.

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

## **FLOOR PLAN**

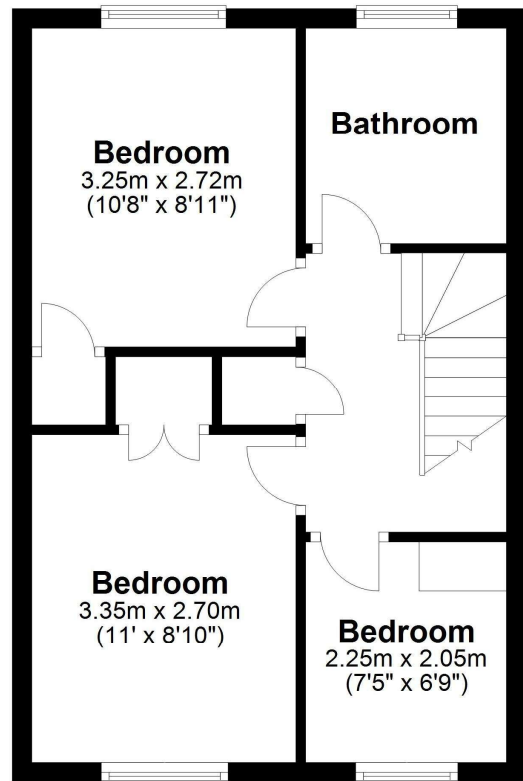
### **Ground Floor**

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



### **First Floor**

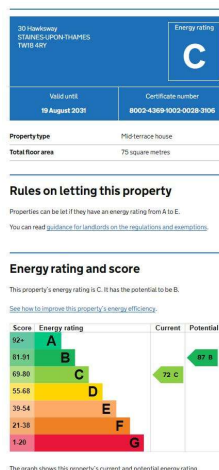
Approx. 36.4 sq. metres (392.2 sq. feet)



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

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

## **EPC**



**COUNCIL TAX BAND:**

**D - Spelthorne Borough Council**

**VIEWINGS:**

**By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**

