



Beechwood Avenue

, Staines, TW18 1JH

Rental £2,150 pcm

3 bedroom House available 16 July 2026




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- * Unfurnished
- * MUST VIEW!
- * Modern Bathroom
- * Driveway Parking
- * Garage
- * Central Heating
- * Rear Garden
- * 2 Reception Rooms
- * Council Tax - BAND E
- * EPC RATING - D
- * Driveway Parking
- * Unfurnished

Situation

Welcoming to the market is this immaculately presented three bed semi detached home located in a popular residential location. The property boasts two reception rooms, kitchen with space for dining, utility space, downstairs W.C., three bedrooms and modern family bathroom. Further benefits include garage, driveway parking and good sized enclosed rear garden. Available from 16th July onwards on an unfurnished basis. MUST VIEW!! EPC D

Accommodation

Dining Room (Ground Floor)

3.05m (10'1") x 4.05m (13'4")

Rear aspect french doors leading out into garden. Feature fireplace, carpeted and power points.

Downstairs W.C. (Ground Floor)

Low level W.C. , wash hand basin on a pedestal, partly tiled and frosted effect window.

Garage (Ground Floor)

Single garage

Garden (Ground Floor)

Good sized rear enclosed rear garden; partly laid to lawn with patio. Storage shed.

Kitchen (Ground Floor)

2.02m (6'8") x 6.03m (19'10")

Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink with mixer tap and drainer. Integrated oven and gas hob with extractor over. Tiled to ...

Lounge (Ground Floor)

2.07m (6'10") x 3.05m (10'1")

Snug style lounge. Front aspect window, radiator, carpet and power points.

Utility Space (Ground Floor)

Additional space off of the kitchen housing tumble dryer and additional storage space. Access through to downstairs cloakroom.

Bathroom (First Floor)

Three piece suite comprising of panel enclosed bath with mixer tap and shower over. Wash hand basin on a pedestal and low level W.C. Heated towel rail and rear aspect frosted effect...

Bedroom One (First Floor)

3.05m (10'1") x 3.09m (10'2")

Front aspect window, carpeted, radiator and power points. Airing cupboard.

Bedroom Three (First Floor)

2.05m (6'9") x 2.05m (6'9")

Front aspect window, carpeted, radiator and power points.

Bedroom Two (First Floor)

2.07m (6'10") x 3.05m (10'1")

Rear aspect window, carpeted, radiator and power points.

Driveway Parking

All measurements are approximate.

Further Information

The deposit required is £2,480.76

The landlord has requested to include Notwithstanding clause 8.10., the landlord has agreed to allow the tenant permission to keep one dog at the property. This is on the basis that the property and carpets/flooring are professionally cleaned throughout prior to the tenant vacating at the tenants cost and any damage caused by the pet is covered by the tenant., If any animal or other pet is kept either with or without consent being given under clause 8.10 to pay for the Premises to be professionally cleaned by a pest control company with de-infestation cleaner, to rid the Premises of fleas, at the end of the Tenancy in addition to any obligation under clauses 8.2.2 - 8.2.3 of this Agreement. The Tenant will be liable to compensate the Landlord for any losses suffered due to the presence of fleas in the Premises.

The landlord is willing to rent this home to Employed, Self Employed

Property Ref: inst-5092

Creation Date: 17/05/2026



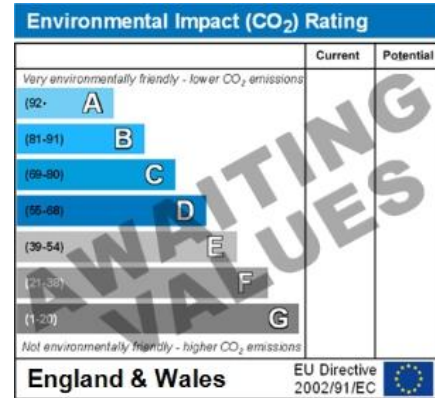
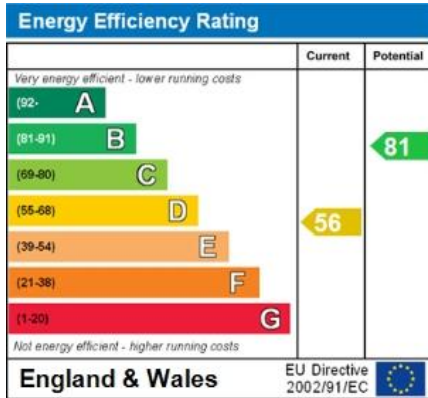
IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Horler & Associates Lettings Ltd , 2026. Horler & Associates Lettings Ltd Registered in England and Wales No. 5790723

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.