



Moor Lane

STAINES-UPON-THAMES, TW18

yoodle[®]
Success and nothing less

Large energy efficient, family home in Staines-upon-Thames with self contained one bedroom apartment!



Excellent opportunity to acquire a property with versatile accommodation situated on a desirable road, overlooking moorland in the heart of Staines. Rarely available this four/five bed house is tucked away close to local walks and parks yet located moments from the vibrant high street of Staines with its vast array of shops and eateries.

Fully double glazed throughout with recently fitted boiler and solar panels this energy efficient family home offers an abundance of living space. The ground floor consists of family snug/lounge with wood burner open plan to the dining room. In addition there is a 2nd reception which is currently used as a study. The modern kitchen has fully fitted units with integrated appliances and breakfast bar. The large rear extension provides a vast space ideal for entertaining, with lantern roof windows and bi-fold doors leading directly onto a mature, private garden.

Upstairs the property splits off into two, to one side are three double bedrooms, all with fitted storage and a modern family bathroom with large tub and double walk in shower. To the other side there is a lockable self contained one bedroom apartment with kitchen and ensuite shower room or alternatively provides two additional bedrooms, again both with fitted storage. Ideal for multi-generational living, live-in nanny or as a rental opportunity, subject to correct permissions.

There is ample off street parking for several cars and large garage running the full length of the house with power and additional office space.
Must be seen to fully appreciate!



MOOR LANE, STAINES-UPON-THAMES, TW18 4YU

ASKING PRICE £850,000

Local Authority: Runnymede

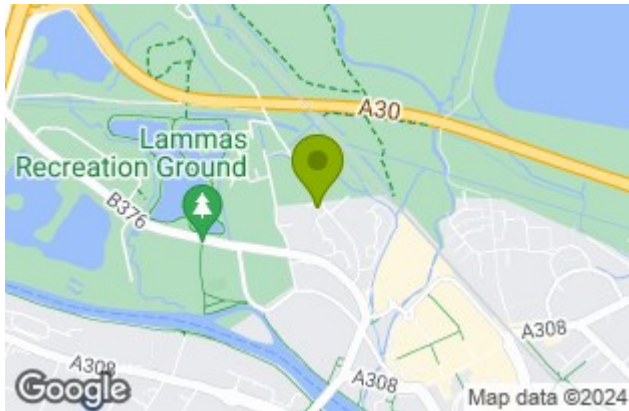
Council Tax Band: F

Parking: Off street x4

TOTAL APPROX. FLOOR AREA 2454.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		96	
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current		Potential	
Very environmentally friendly - lower CO ₂ emissions					
(92 plus) A					
(81-91) B					
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Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC			



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Approximate Gross Internal Floor Area = 228.0 sq m / 2454 sq ft

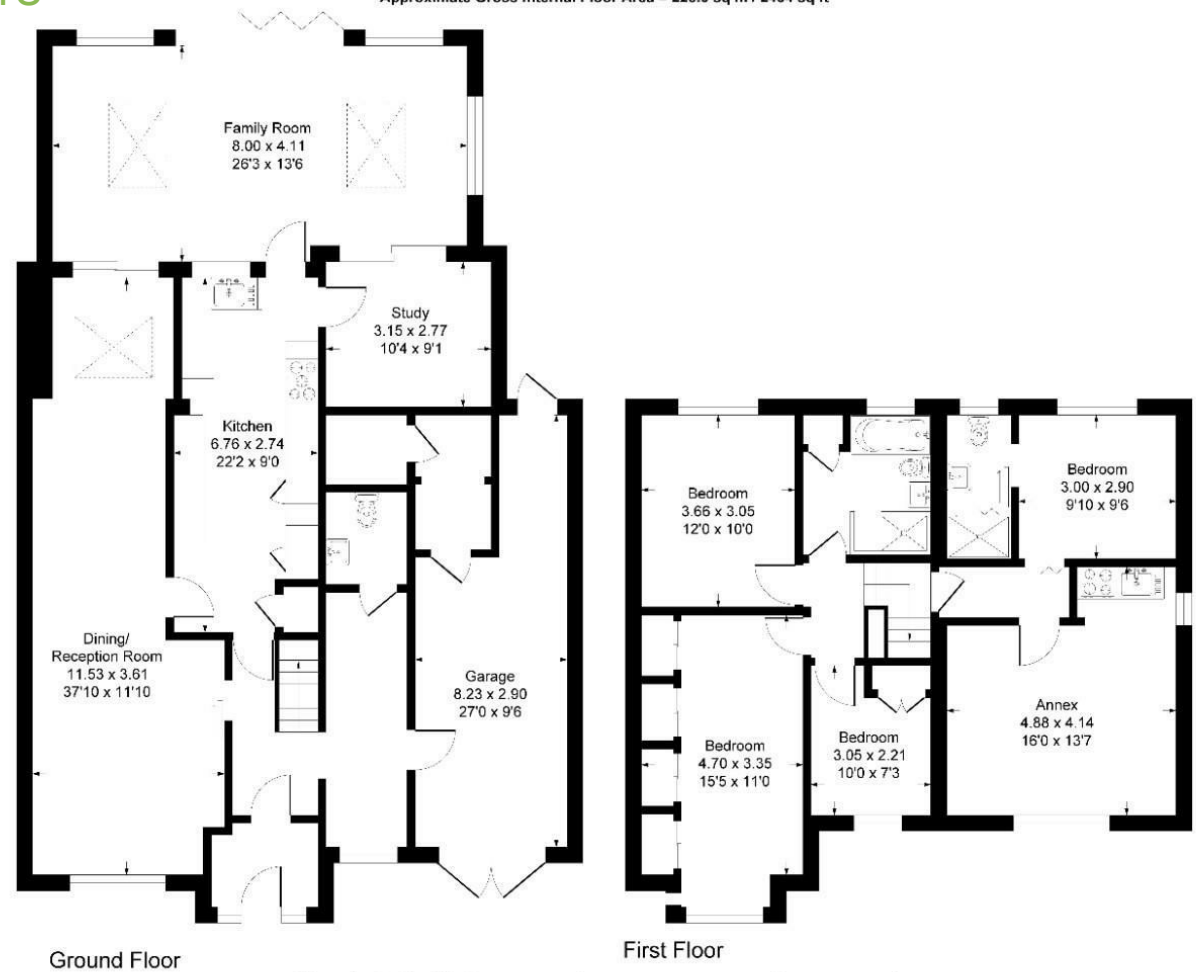


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Viewing: Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

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