



Riverside, Staines-upon-Thames, TW18



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Price £750,000

We are pleased to offer to the market an amazing opportunity to purchase this Riverside home covering 1666 sqft, with the potential for modernisation, refurbishment or a new build project, subject to the usual consents. The present accommodation has a good sized lounge, kitchen breakfast room and River reception room, together with 3 bedrooms, 2 bathrooms, one as an ensuite and a conservatory.

The property is centrally positioned on a large secluded plot accessed from the private road and leading down to the River Thames and 75 ft private mooring. There is ample off street parking for numerous vehicles, together with a double length garage, summer house and garden shed.

The property is found forming part of a popular private road, with access to woodland walks open to the residents of the road. Situated on the Surrey bank side, being mid-way between the towns of Chertsey and Staines, both of which have an array of shopping facilities from the Two Rivers Shopping Centre in Staines to the antique shops of Chertsey. Staines Station connects into London Waterloo with journey time approx. 35 minutes and the motorway network is available via the M25 at J13.

There is an excellent choice in schooling at both primary and secondary levels, in the state and private sectors including the renowned ACS International School. Sporting venues abound with many water-based activities along the river and various local reservoirs including rowing, water skiing and fishing by licence.

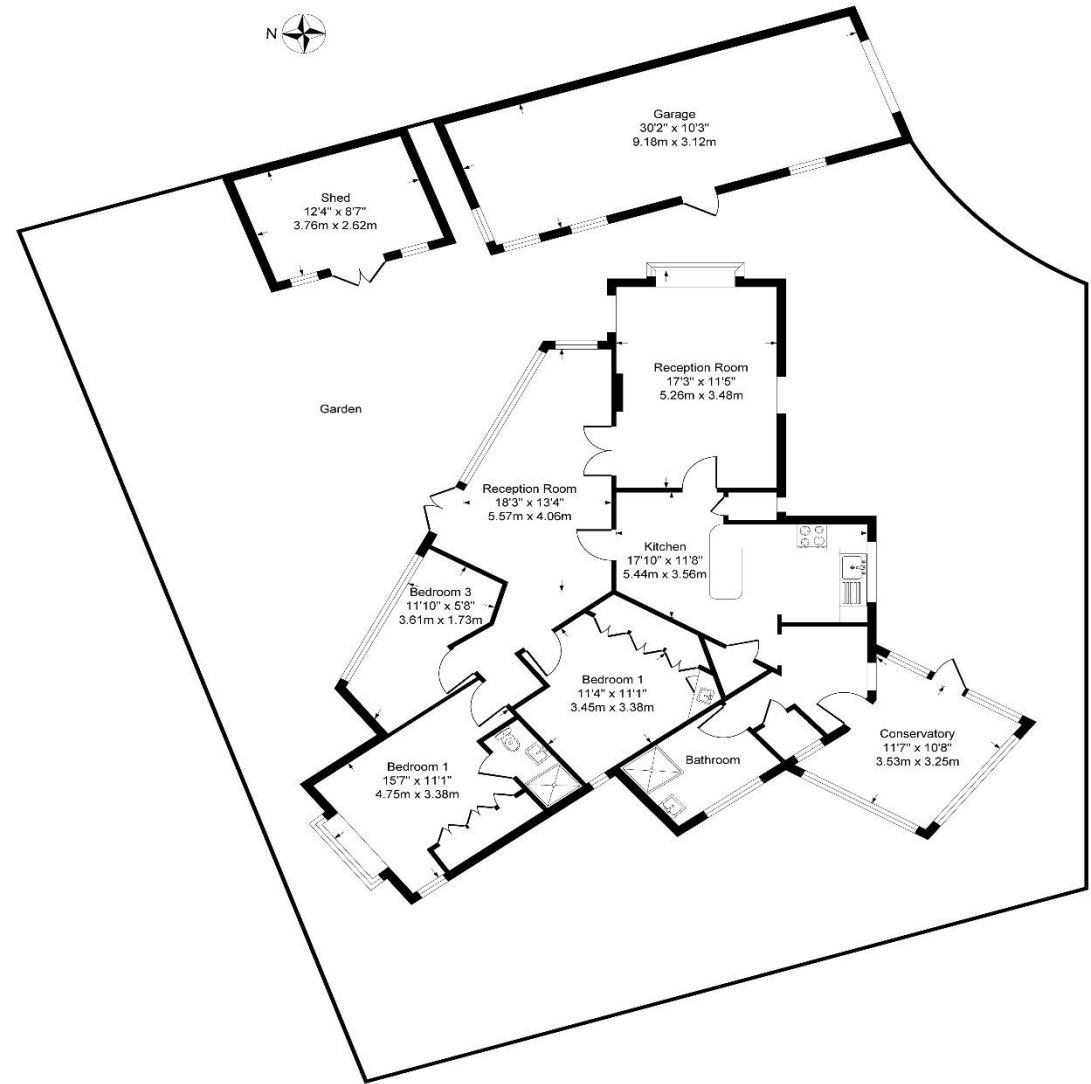








Approximate Gross Internal Area 1666 sq ft - 155 sq m



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. This floorplan is for illustrative purposes only and not to scale. Measured in accordance with RICS Standards.

INFORMATION

TENURE: Freehold
COUNCIL TAX: E
COUNCIL: Runnymede Borough Council
EPC: E
PRICE: £750,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	42 E	
21-38	F		
1-20	G		

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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