



Riverside, Staines-upon-Thames

Riverside, Staine-upon-Thames

Offers in excess of **£1,500,000**

Description

A 3/4-bedroom, 3 bathroom detached family home, arranged over 2 floors and covering 2909sqft, located on the banks of main stream Thames and set within gated grounds of 1/3rd of an acre, with pool house, 62ft mooring and slipway, 2 double garages, driveway for 6 vehicles and set in a premier private road.

The property is approached through mature and well-maintained grounds with large areas of lawn and shrub and tree borders.

The entrance hall is vaulted with an impressive cherry wood turning staircase. Double doors lead into the 29ft x 19ft Riverside Lounge with feature wood burning stove. The floor to ceiling windows and doors afford an elevated and direct view of the River Thames and access onto the extensive raised deck.

Double doors from the lounge lead into the separate dining room that can also be opened up to create one expansive entertaining space.

The kitchen breakfast room is luxury fitted with double ovens, central island and hob, integrated dishwasher and fridge freezer and additional space for American style fridge freezer, walk in larder cupboard and an array of eye level and base units.

The Master Bedroom has vaulted ceiling, multiple floor to ceiling built in wardrobes, access onto a balcony overlooking the private gardens and an impressive full ensuite bathroom. There are 2 further double bedrooms one with an ensuite wet room, an additional family bathroom and laundry room and a fourth bedroom/office with built in cabin bed.

The grounds lead down to the 62ft mooring with slipway, mooring water point and power. The pool house is tiled and also has a shower.

Once onto the electronic gated driveway with ample parking for 6 vehicles, there are 2 detached double garages one with remote control door and large loft space over. Section 21 of the Estate Agents Act applies in this instance, as the seller is a relation to an employee of Absolute Homes.







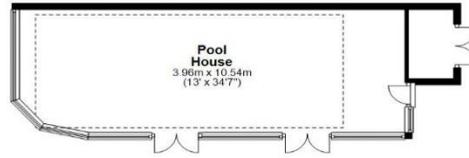
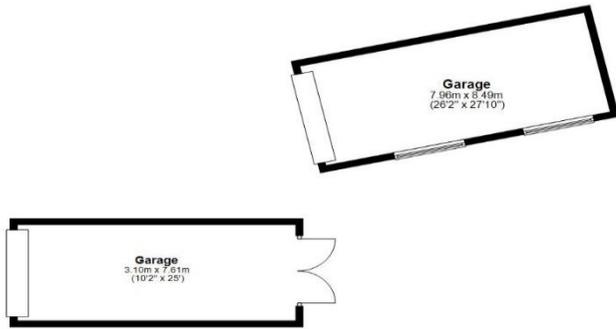








Ground Floor
Main area approx. 180.3 sq. metres (1728.0 sq. feet)
Plus garage approx. 26.2 sq. metres (277.0 sq. feet)
Plus pool house approx. 137.7 sq. metres (1479.0 sq. feet)



First Floor
Main area approx. 110.0 sq. metres (1183.9 sq. feet)
Plus garage approx. 26.2 sq. metres (277.0 sq. feet)



Main area: Approx. 270.3 sq. metres (2909.9 sq. feet)
Plus garage approx. 26.2 sq. metres (277.0 sq. feet)
Plus outbuildings approx. 44.1 sq. metres (471.2 sq. feet)
Plus decking approx. 2.4 sq. metres (25.7 sq. feet)
Plus decking approx. 47.9 sq. metres (514.8 sq. feet)

Floor plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanIt.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

INFORMATION

TENURE: Freehold
COUNCIL TAX: G
COUNCIL: Runnymede Borough Council
EPC: D
PRICE: oieo £1,500,000

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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