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# STUART DIX

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**Shaftesbury Crescent, Staines-Upon-Thames / Laleham Border - TW18**

Staines-upon-thames

exp<sup>®</sup>

Offers Over  
**£800,000**









exp<sup>®</sup>



**Property Type:** Detached House

**Bedrooms:** 4 | **Bathrooms:** 2 | **Receptions:** 2

**Tenure:** Freehold

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An executive style detached family home sitting in a leafy residential area on the outskirts of Laleham village.

Having been extended, two reception rooms create a spacious ground floor arrangement that lends itself well to family living with a current formal sitting room and less formal T.V room/playroom. Overlooking the rear garden, other options might include a formal dining room, home office, gaming room for children, or even a snug.

The kitchen/dining/breakfast room comes with a central island unit/breakfast bar for stools and space in the dining area for a family dining table. Integrated appliances include full height (separate) fridge & freezer units, a dishwasher, double oven and fitted microwave. Granite work surfaces and underfloor heating finish the room off beautifully.

To the first floor, a master bedroom suite provides fitted wardrobes and and a private en-suite shower room. Two further double bedrooms and a good sized single bedroom all provide fitted wardrobes. The family bathroom has a 4 piece suite with a walk in shower.

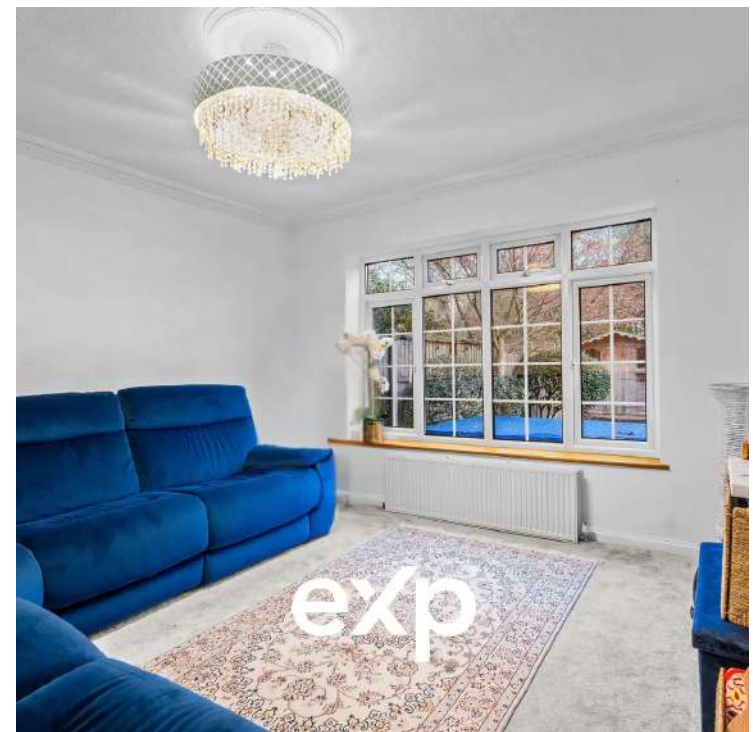
Further benefits throughout this fine family home include double glazing, gas radiator heating and a downstairs W.C.

Solar Panels with battery system.

Externally the property offers front and rear gardens with a driveway that leads to a double garage (remote operated door) and external EV charging point to the front.







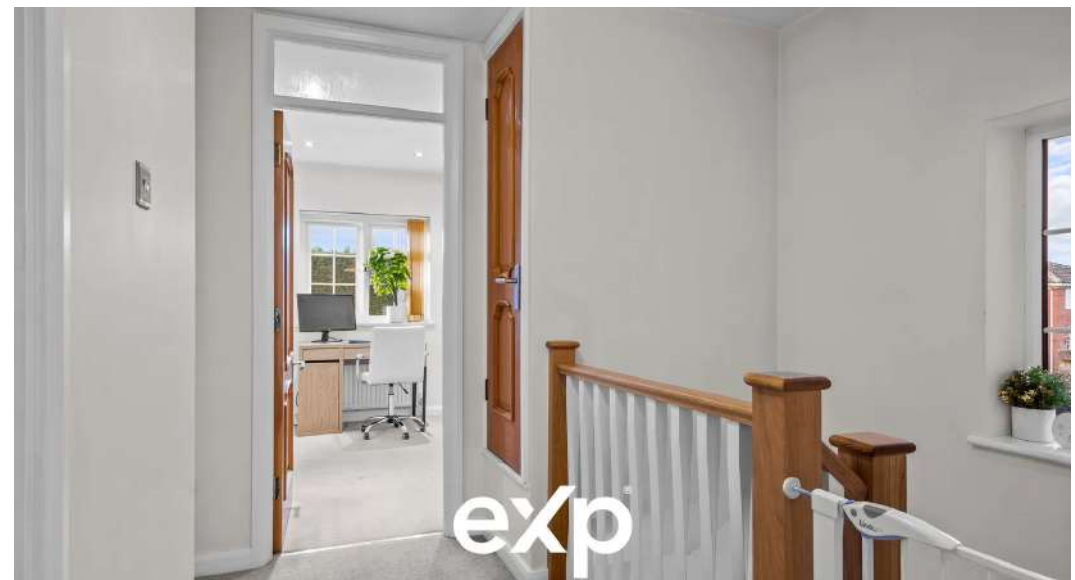
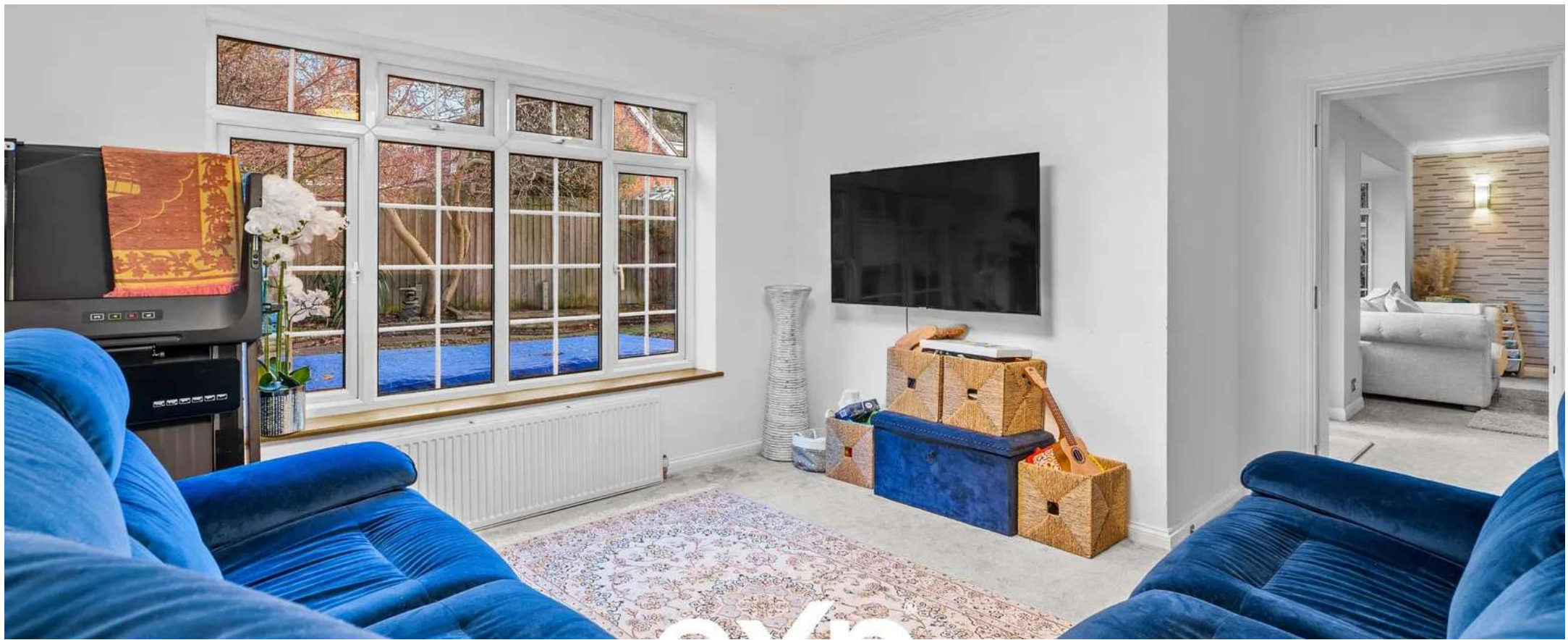








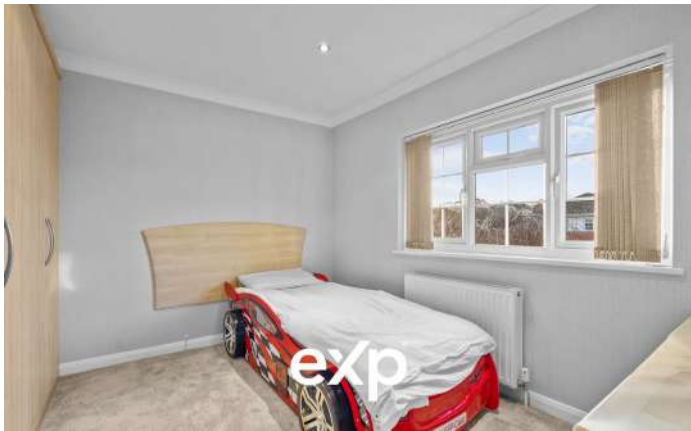
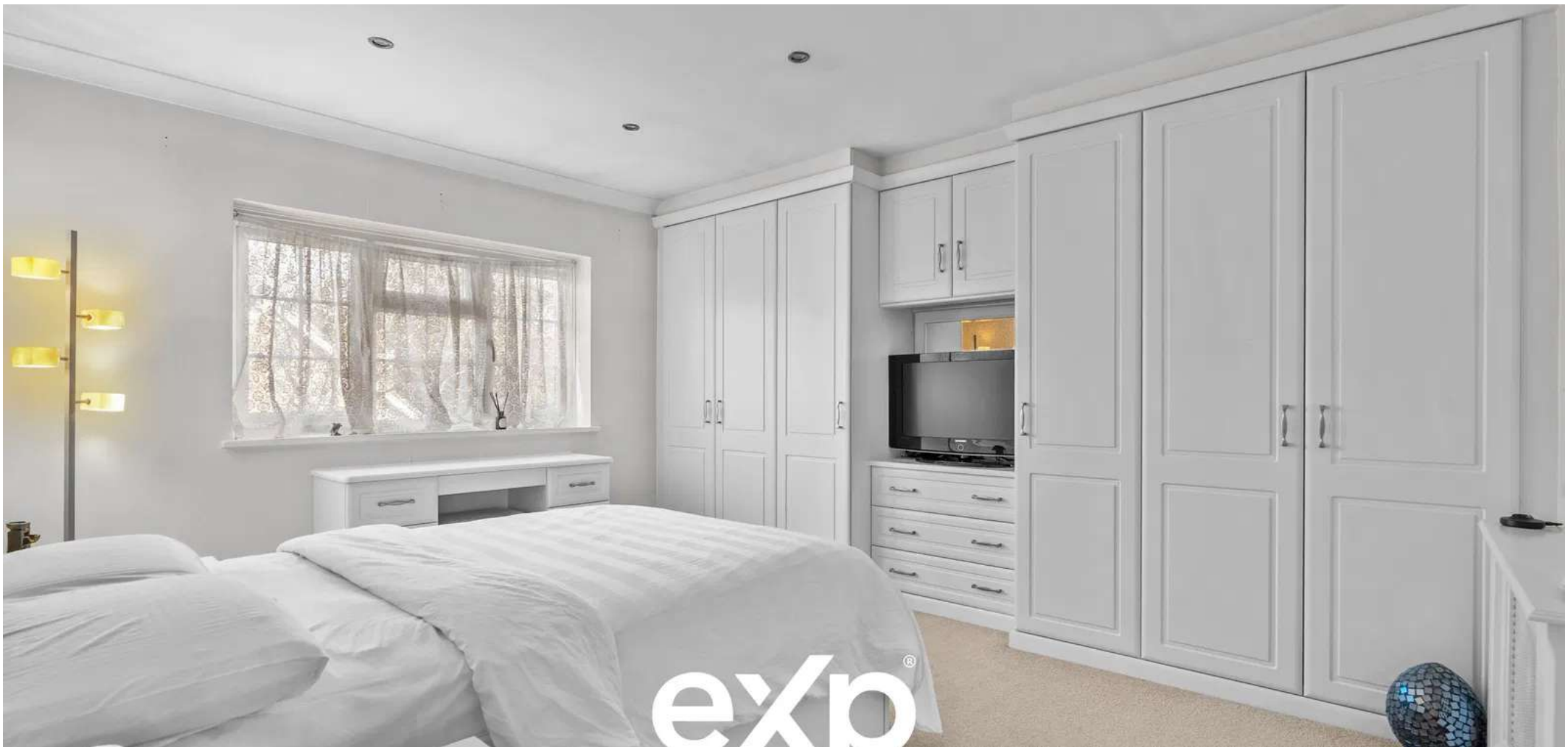






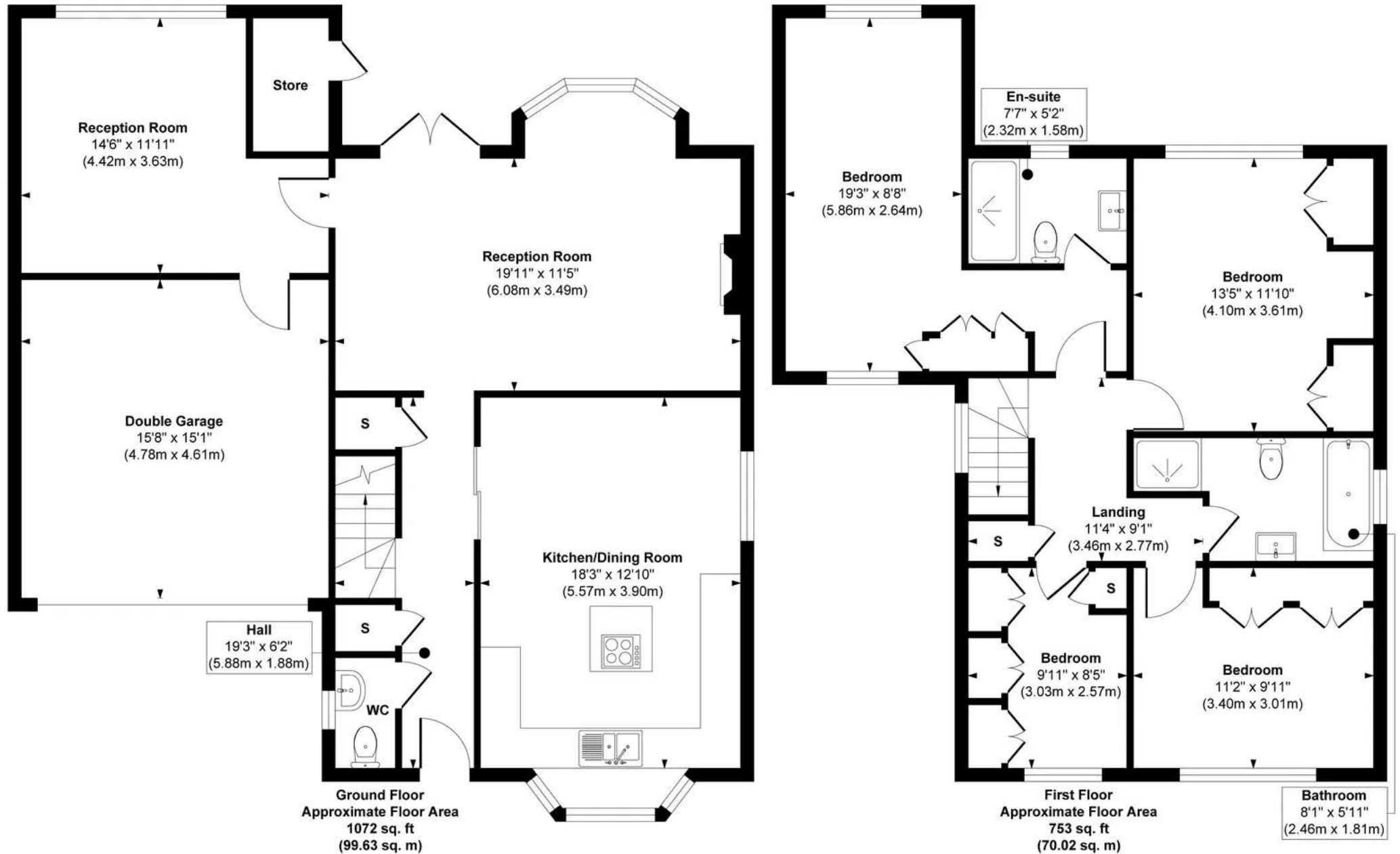








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**Approx. Gross Internal Floor Area 1825 sq. ft / 169.65 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property


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exp UK







# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band: G

**PLEASE NOTE** that the information stated in regard to this property does not establish an offer or contract, neither will it be considered as representations. It is in the responsibility and obligation of all interested parties to confirm exactitude and your solicitor must check tenure and all lease information, fixtures and fittings, and any planning/building regulations where the property has been extended/converted/added to by way of additional buildings, perimeter boundaries or otherwise. The current status in respect of building regulations or permissions is: Unknown. All measurements and dimensions are estimated and noted exclusively for guidance purposes only as floor plans are not to scale and their exactness cannot be confirmed in any way shape or form. Therefore the details provided must be regarded as inaccurate. Do not use any of the measurements to order carpets, fittings, carry out works, estimate sizes for furniture or obtain quotations for any intended works. Neither eXp UK nor the agent instructed to market this property has any authority to make or give any representations or warranty whatsoever in relation to this property.

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