

£650,000

Staines Road East

Sunbury-On-Thames, TW16 5AY

PROPERTY SUMMARY

A remarkable new build project finished to a very high standard, completed in 2025. These contemporary semi detached properties offers a perfect blend of modern living and stylish design, spanning just under 1,300 square feet over three floors.

Upon entering, you are welcomed into a cosy reception room that serves as the heart of the home, ideal for relaxation. The modern aesthetic of this home is complemented by its high-quality finishes in the kitchen and contemporary styling through out, making it a desirable choice for those who appreciate a fresh and stylish living environment. You will find fully fitted kitchen appliances, underfloor heating to the ground floor, cloakroom w/c, first floor family bathroom suite and two en-suites serving well-appointed bedrooms.

The property provides ample space for families or those seeking extra room for guests, each area of the property is thoughtfully designed, ensuring convenience and comfort for all residents.

Additionally, the property includes parking for one vehicle, adding to the convenience of urban living and a newly landscaped rear garden.

Staines Road East, is located in the Lower Sunbury area and is seen as a highly desirable area, renowned for its peaceful atmosphere and beautiful surroundings and excellent transport links. You can enjoy leisurely walks along the nearby River Thames or explore the picturesque Sunbury Park. With its prime location and exceptional features, this property is sure to attract interest from discerning buyers looking for a new place to call home. Don't miss the opportunity to make this exquisite property yours.

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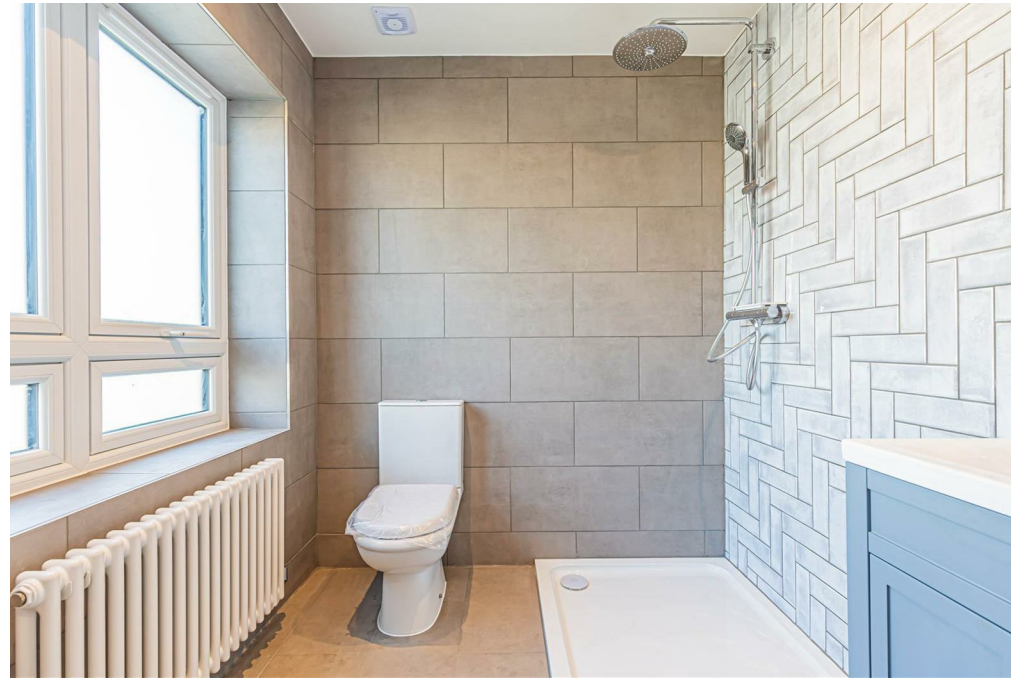
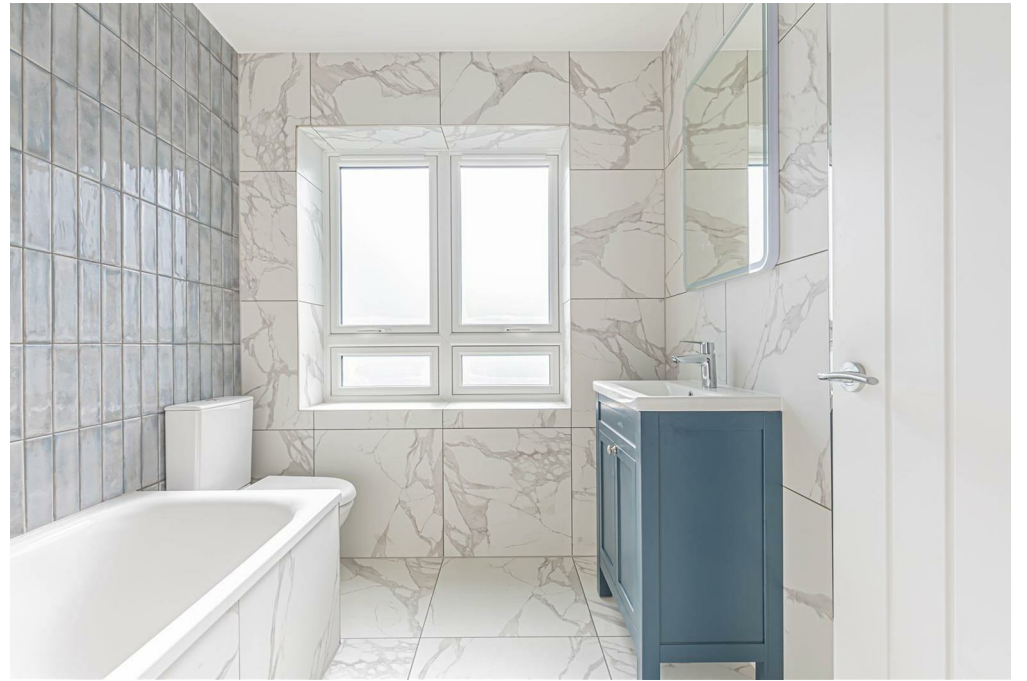
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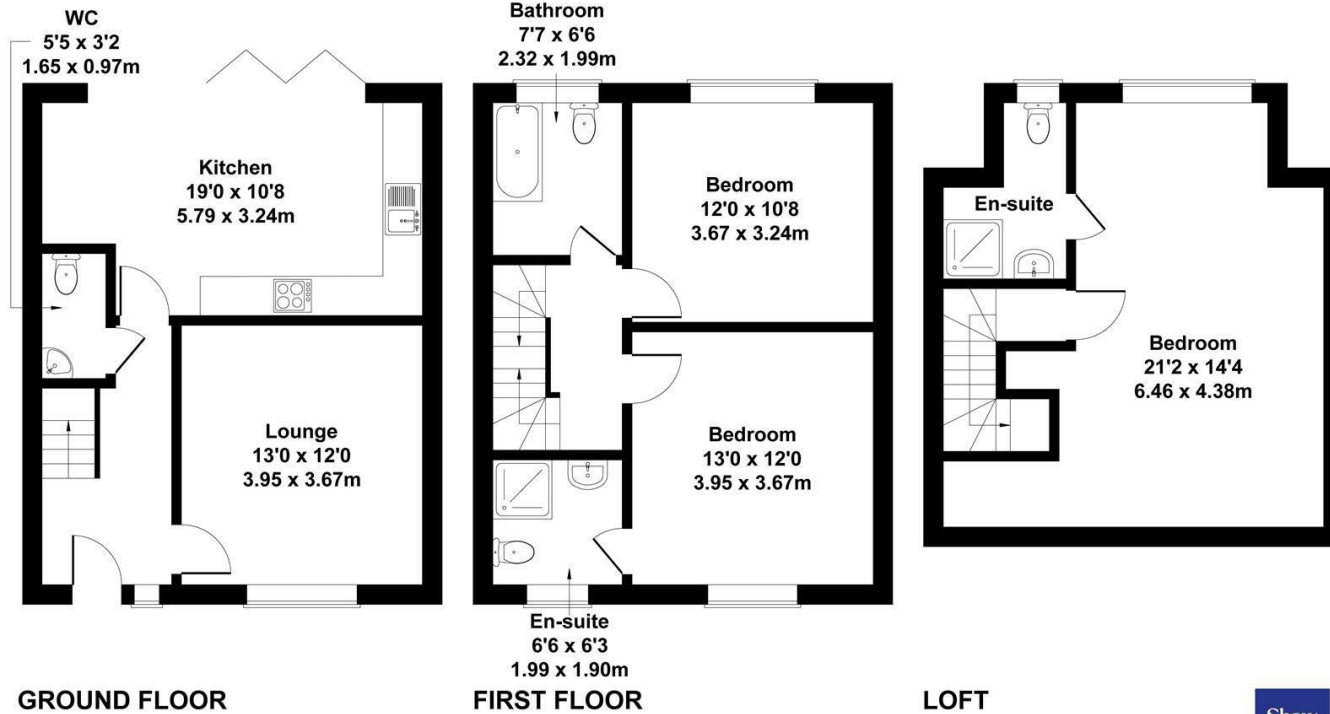






Staines Road, Sunbury On Thames

Approximate Gross Internal Area
1292 sq ft - 120 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

LOCAL AUTHORITY
Spelthorne Council

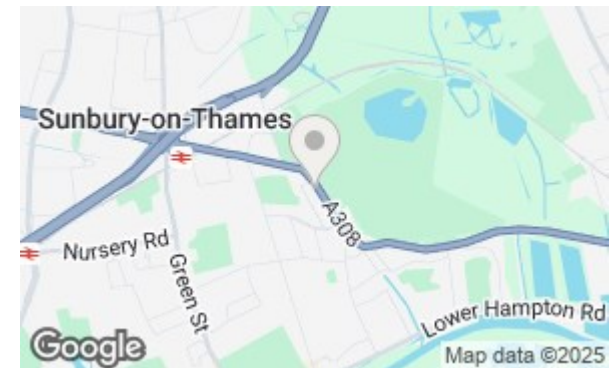
TENURE
Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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