



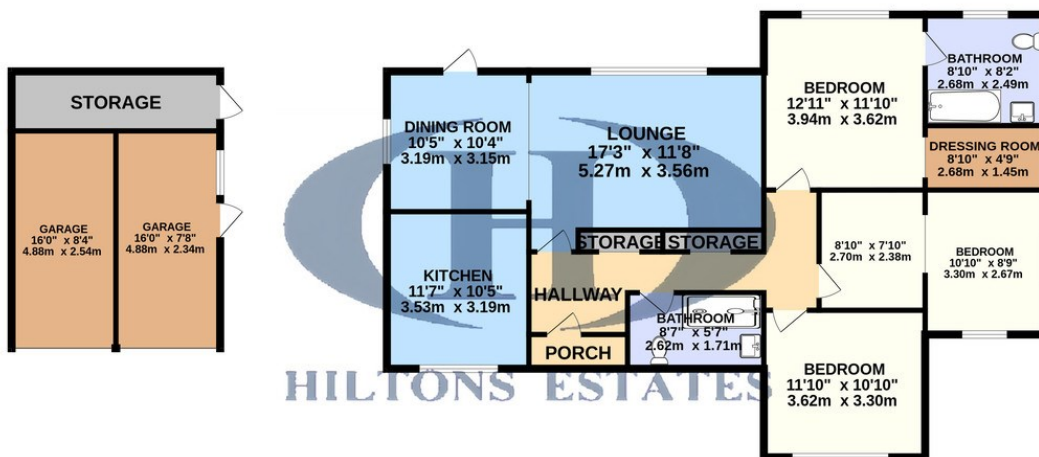
Park Avenue | Staines-upon-Thames | TW19 5EU

£680,000

This charming detached bungalow is ideally located just half a mile from Sunnymeads Train Station, nestled in the desirable Wraysbury village. The property boasts three spacious double bedrooms, including a master suite with a walk-in wardrobe and ensuite, and a second bedroom featuring its own dressing room. A generous lounge/diner provides a comfortable space with direct access to the well-maintained rear garden, while the modern kitchen and family bathroom add to the home's appeal. The front of the property offers ample off-street parking with a double garage and gravel driveway. The rear garden is mainly laid to lawn, complemented by a patio terrace perfect for outdoor relaxation. Internal viewings are highly recommended and available by appointment only.



GROUND FLOOR 0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 1545sq.ft. (143.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements