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INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...  
...time is precious. Let's not waste it!*



## Green Lane, Staines-upon-thames, TW18

£850,000

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- Detached Bungalow
- Five double bedrooms
- Three bathrooms
- Utility room
- Three good-sized reception rooms
- Gated driveway
- Bespoke Fitted Kitchen With Built-In AEG Appliances
- Modern throughout
- Extension potential (STPP)
- Private Lane



Located on a sought-after private lane, this beautifully presented bungalow offers spacious living with five generously sized bedrooms and three stylish bathrooms, including two luxurious en-suites. At the heart of the home is a stunning open-plan kitchen and dining area, featuring a bespoke fitted kitchen complete with high-end integrated AEG appliances. Two sets of bifolding doors open out to the beautifully maintained, south-facing garden - creating a seamless indoor-outdoor flow that's perfect for entertaining. The home also benefits from underfloor heating and an open fire place. The property offers exceptional privacy with a large gated driveway providing ample off-street parking. Ideally located just moments from Staines town centre and Staines train station, and with easy access to the M3 and M25, this home offers both tranquility and excellent connectivity.









Green Lane, Egham, TW18

Approximate Gross Internal Area: 205.8 Sq m / 2216 Sq ft

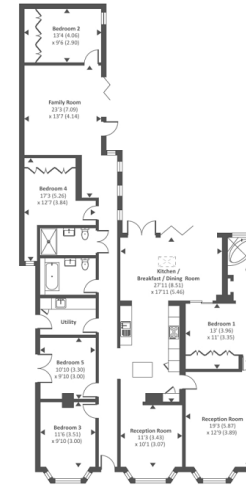


Illustration for identification purposes only, measurements are approximate, not to scale



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	