

FIXED-QUALITY INSTALLATIONS
FIRST
08000 92 11 12
COMMERCIAL, RESIDENTIAL, OFFICE & INDUSTRIAL

£850,000

Wraysbury Road

Staines-upon-Thames, TW18 4UA

PROPERTY SUMMARY

Nestled on the picturesque Wraysbury Road in Staines-upon-Thames, this splendid detached house offers a perfect blend of modern living and serene surroundings. Spanning an impressive 2,020 square feet, the property boasts four spacious bedrooms, including two with en-suite bathrooms, ensuring ample privacy and comfort for family and guests alike.

The heart of the home features two inviting reception rooms, ideal for both entertaining and relaxing. The property has been recently refurbished enhancing the property's appeal, providing a fresh and contemporary atmosphere throughout.

One of the standout features of this residence is its stunning river views, allowing you to enjoy the beauty of nature right from your rear garden. The property is conveniently located close to Staines Town Centre, offering easy access to a variety of shops, restaurants, and a short stroll to the popular Lammas Park area, making it an ideal choice for those who appreciate both tranquility and convenience.

The property provides parking for up to four cars, accessed via a rear service road leading to a small forecourt and double garage. With its combination of space, style, and location, this detached house on Wraysbury Road presents an exceptional opportunity for families or individuals seeking a comfortable and elegant home in Staines-upon-Thames.

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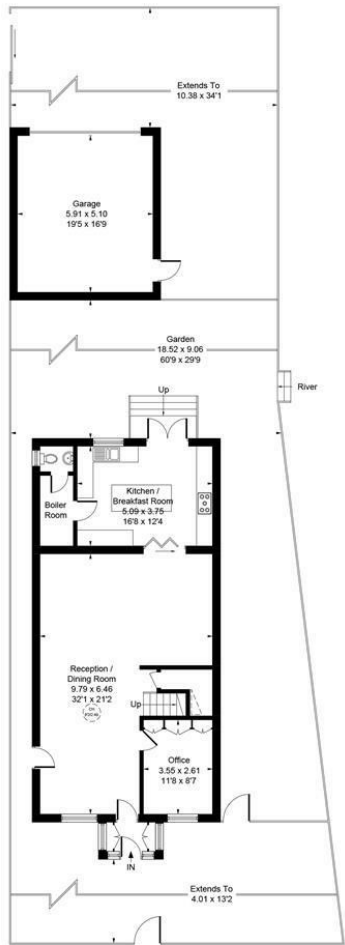








Approximate Gross Internal Area = 156.97 sq m / 1690 sq ft
Garage = 30.68 sq m / 330 sq ft
Total = 187.65 sq m / 2020 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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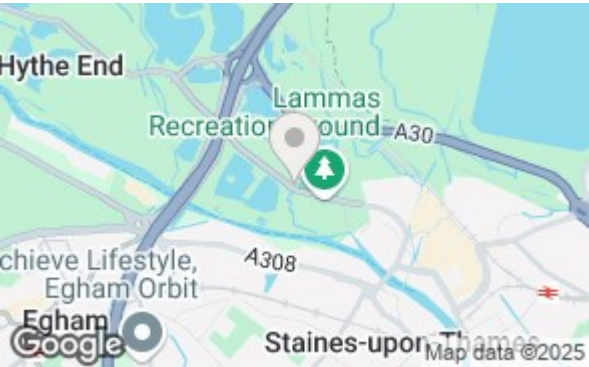
LOCAL AUTHORITY
Windsor and Maidenhead

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	73	82
(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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