



PARK AVENUE

Staines Upon Thames | Berkshire



A STUNNING CONTEMPORARY RESIDENCE

with uninterrupted water views, private mooring, and landscaped
gardens extending to the water's edge.



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Local Authority: Royal Borough of Windsor and Maidenhead

Council Tax band: G

Tenure: Freehold

Guide Price: £1,900,000



22 PARK AVENUE

Superbly positioned on the banks of the River Thames, this exceptional four-bedroom detached family home presents an outstanding opportunity to acquire a luxurious contemporary residence with uninterrupted water views, private mooring, and landscaped gardens extending to the water's edge.

Beautifully reimagined to embrace its tranquil setting, the home has been designed with a clear emphasis on natural light, open-plan living, and connection to the outdoors. Expansive sliding doors frame sweeping views from all principal reception spaces, creating a seamless flow between indoor and outdoor living.









ACCOMMODATION

The heart of the home is a striking open-plan kitchen, dining and family room - an impressive space for modern family living and elegant entertaining alike. The kitchen is superbly appointed with granite worktops, integrated appliances, a central island, and a traditional Aga. A large utility room offers further practical space, including an additional oven, sink and storage. A study, double bedroom, and stylish bathroom complete the ground floor accommodation.

Upstairs, the principal suite is a sanctuary of space and comfort, featuring a walk-in dressing room, open-plan luxury bathroom and a private balcony that capitalises on the spectacular river views. Two further generously proportioned en suite bedrooms - one with dressing room and one with balcony - complete the upper floor.







ANNEXE & GROUNDS

Set behind electric gates, the property enjoys a high degree of privacy and security. A detached garage provides ample storage and parking, with a self-contained one-bedroom annexe above - ideal for guests, extended family, or staff accommodation.

The beautifully landscaped tiered garden descends towards the river, offering a wide entertaining terrace, a swimming pool, riverside seating area with fire pit, and a private mooring; creating an idyllic setting for summer evenings by the water.







LOCATION

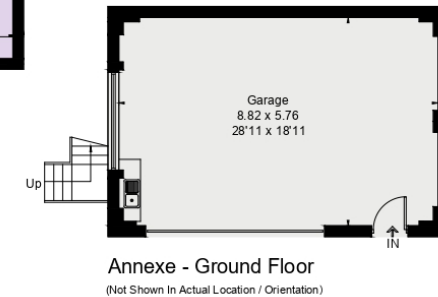
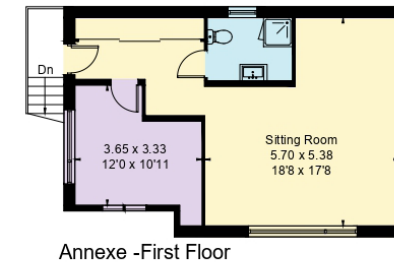
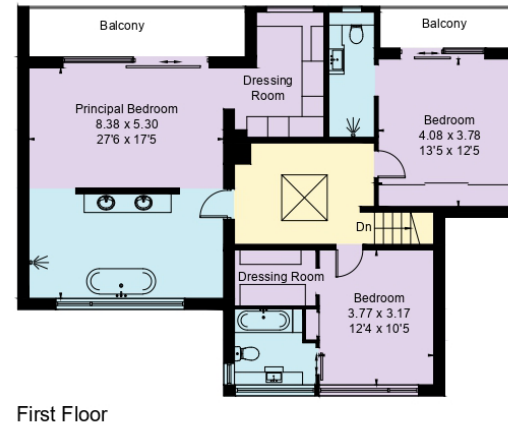
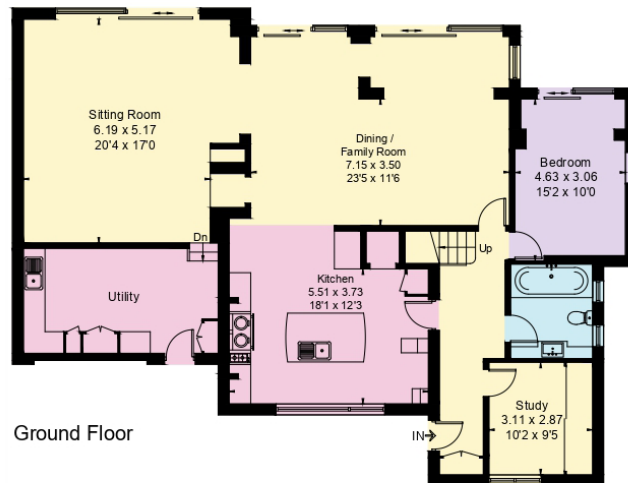
Located on a highly sought-after road, the property enjoys a peaceful village setting in Wraysbury, renowned for its picturesque riverside charm. The village offers a range of amenities including a primary school, two historic public houses - The George and The Perseverance - local shops, churches and a variety of clubs and societies, from tennis to amateur dramatics.

The property is ideally positioned for commuters, with Sunnymeads Station offering direct services into London Waterloo, and excellent road links to the M4, M25 and Heathrow Airport.





Approximate Floor Area = 265.1 sq m / 2853 sq ft
 Annexe = 101.0 sq m / 1087 sq ft
 Total = 366.1 sq m / 3940 sq ft



Drawn for illustration and identification purposes only by @fourwalls-group.com #98325

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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