



30 Penton Hook Road, Staines-upon-Thames, Surrey, TW18 2PF
Guide Price £800,000

4/5
 2
 2
 Driveway
 Yes
 House
 1.2 miles

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		72	81
EU Directive 2002/91/EC			

Please note that under the Consumer Protection Regulations we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.

Set within a private road - Oasis are delighted to offer to the market as the sellers sole agents this attractive four-bedroom detached family home that is situated in one of the area's most sought after private riverside roads. The current owners have really enjoyed living in this home and all the benefits that it has to offer.

The accommodation is set over three floors with bespoke fitted blinds to all rooms. The lower ground floor/basement consists of the large garage with electric doors, a large games room, a utility room, a study/5th bedroom and a separate WC. On the ground floor there is a fantastic modern kitchen equipped with high-tech features such as a Quooker tap, an Insinkerator, Neff induction hob and integrated appliances such as double oven, single oven with microwave function and dishwasher. There is a large dining room, a great sized living room and a conservatory featuring underfloor heating and LED lighting. On the first floor the principle bedroom boasts an ensuite shower room and fitted dressing table. There are three further bedrooms and a family bathroom to complete the first floor. The views from the rear of the house are across the grounds of the Thames Club and to the front the views are towards the attractive private road which leads to the River Thames and all its lovely walks.

- Freehold
- Private Road
- Four Bedroom Detached House
- Two Reception Rooms
- Two Bathrooms
- Conservatory
- Utility, Family Room & Study
- Garage and Driveway
- Modern Kitchen with Integrated Appliances
- Private Rear Garden
- Spelthorne Borough Council
- Council Tax Band F - £3,485 p.a.

The property is situated in a sought after location, close distance to Staines upon Thames town centre and mainline station. Staines upon Thames is a prosperous riverside market town and, with London being close, Staines upon Thames is a commuter haven with immediate access onto the motorway network via the M25 and M3. Heathrow Airport is a short distance away and with frequent train services to Waterloo, with a journey time of around 30 minutes, this makes the area popular for potential buyers. Staines upon Thames has a pedestrianised High Street, with an extended range of shops and facilities.

