



TOTAL FLOOR AREA: 1704 sq.ft. (158.3 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. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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			
England, Scotland & Wales		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.



7 Lammas Close, Staines-upon-Thames, Surrey, TW18 4XT

Offers in Excess of £750,000

4    
 2    
 2    
 Yes    
 Yes    
 House    
 1 mile

Oasis are delighted to present this exceptional four-bedroom detached home, situated on a private no-through road just moments from the High Street with its shops, restaurants, and cinema, offering the perfect balance of convenience and tranquility. The ground floor features a versatile layout, including a spacious reception room that flows into a light-filled garden room, ideal for entertaining or relaxing. A well-appointed kitchen with ample storage leads to a formal dining room, and a dedicated study offers a quiet workspace. A downstairs WC completes the layout. Upstairs, there are four generously sized bedrooms. The principal bedroom includes an en suite, while the remaining bedrooms share a family bathroom. Externally, the home boasts a beautifully maintained 50ft (15.24m) rear garden and a detached double garage, providing excellent storage and parking. Don't miss the opportunity to view this outstanding property—contact us today to arrange a viewing!

- Freehold
- Detached Home
- Private No Through Road
- Four Bedrooms
- Garden Room
- Dining Room
- Principal bedroom with en suite
- 50ft rear garden
- Double garage
- Spelthorne Borough Council
- Council Tax Band C - £2048 pa
- Potential rental income £2750 pcm

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.

