

**Approximate Gross Internal Area 1638 sq ft - 152 sq m
(Excluding Garage)**

Ground Floor Area 952 sq ft – 88 sq m

First Floor Area 686 sq ft – 64 sq m

Garage Area 352 sq ft – 33 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



6 Gloucester Drive, Staines-upon-Thames, Surrey, TW18 4TY

Guide price £825,000

| | | | | | | |
|---|---|---|-----|-----|-------|-----------|
| | | | | | | |
| 6 | 2 | 2 | Yes | Yes | House | 1.4 miles |

Oasis are proud to present to the market, as the owner's sole selling agent, this impressive and generously proportioned six-bedroom detached family residence, superbly positioned on one of the area's most desirable residential roads.

This elegant home offers exceptionally versatile accommodation, beginning with a welcoming entrance hall that sets the tone for the space within. The ground floor features a well-appointed kitchen, a spacious living room, a light-filled conservatory, and two further reception rooms, one of which is currently arranged as a bedroom. The addition of a kitchenette and a contemporary shower room offer excellent flexibility, allowing this sixth bedroom to be used as a self-contained annexe for family members seeking some independence. As such, the property is particularly well suited to larger families or multi-generational living.

To the first floor, the property offers five well-proportioned bedrooms complemented by a family bathroom.

Externally, the home enjoys a private rear garden with lawn and patio areas, complemented by a gated driveway providing ample off-road parking and a substantial detached garage.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 65 D | 77 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.

- Detached house
- Freehold
- Six bedrooms
- Two bathrooms
- Large living room
- Separate dining room
- Conservatory
- Modern kitchen
- Utility room
- Garden
- Gated driveway
- Garage
- Windsor & Maidenhead Council Tax Band G £3,063 pa

The property is located close to the Colne Valley Park and has access to private and state sector schools within the Berkshire and Surrey area. Close to Staines-upon-Thames town centre, Lammas Park and the river Thames. There are excellent transport links into Central London via the Waterloo and Windsor lines from Egham, Staines and Wraysbury stations, along with quick access by car to the M25, M40, M3 and M4. Excellently positioned close to many private sporting, leisure and country club estates in Berkshire and Surrey with good links to the Royal Parks.

