



TOTAL FLOOR AREA: 2747sq.ft. (255.2 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.
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75A, Chertsey Lane, Staines-upon-Thames, Surrey, TW18 3LA

Guide Price £925,000

4 2 3 Yes Yes House 1.3 miles

An exceptional detached family residence set on a 0.23-acre plot on the prestigious Chertsey Lane. Beautifully finished to an exacting standard, this impressive home offers refined and versatile living space throughout. The ground floor features a striking open-plan kitchen and dining area, ideal for both everyday living and entertaining, complemented by a sophisticated lounge leading seamlessly into a sun-filled conservatory. French doors open onto a secluded rear garden, thoughtfully designed with a combination of paved terrace and manicured lawn. To the rear of the property there is a large triple garage with a loft room. The first-floor hosts four generously proportioned bedrooms and two luxurious bathrooms, including an elegant en-suite to the principal bedroom, which further benefits from a private balcony. The top floor provides a versatile fifth bedroom, perfectly suited as a guest suite, executive home office, or additional living space. Additional highlights include electric gates to a large driveway which can accommodate up to 10 cars, high-quality finishes throughout the house, and an enviable location close to local amenities, transport links, and riverside walks.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
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
 - Four bedrooms
 - Three bathrooms
 - Two reception rooms
 - Kitchen
 - Conservatory
 - Enclosed garden
 - Large garage
 - Off street parking
 - Runnymede Council Tax Band G
- £3,967 pa

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.

