

**Approximate Gross Internal Area 2321 sq ft - 215 sq m
(Excluding Garage)**

Ground Floor Area 1275 sq ft – 118 sq m


First Floor Area 1046 sq ft – 97 sq m

Garage Area 417 sq ft – 39 sq m



20 Thames Side, Staines-upon-Thames, Surrey, TW18 2HA

Guide Price £1,250,000

 5
  3
  3
  Yes
  Yes
  House
  0.6 miles

An opportunity to acquire this stunning five-bedroom detached family home which has no onward chain. It is situated on a private road overlooking the River Thames and within a short walk of Staines-upon-Thames town centre and the mainline station.

Occupying a substantial plot, the property immediately conveys a sense of privacy and scale, both internally and externally. At the heart of the home is an open-plan kitchen/diner ideal along with three further reception rooms, a conservatory, a separate utility room, and a downstairs W.C. Upstairs offers five well-proportioned double bedrooms and three beautifully appointed bathrooms. One of the bedrooms benefits from access to its own private terrace with exceptional views over the River Thames. Externally, the property continues to impress with a generous driveway providing ample off-road parking, alongside a double garage. The expansive rear garden is a true highlight and enjoys incredible views across the River Thames.

Presented in excellent condition throughout, this is a rare opportunity to acquire a home of genuine quality in a highly sought-after location.

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

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 freehold house overlooking the River Thames
 - Three reception rooms
 - Conservatory
 - Large kitchen/diner
 - Downstairs WC
 - Five double bedrooms - one of which has a private balcony overlooking the River Thames
 - Three bathrooms
 - Garden
 - Large driveway
 - Garage
 - Spelthorne Borough Council Tax Band G
- £4,211 pa



The property is situated in a sought after location, close to the town centre and on the banks of the River Thames. Staines-upon-Thames is a prosperous riverside market town, with direct rail links to London (Waterloo 35 minutes and Reading 42-50 minutes) and immediate access onto the motorway network via the M25 leading to the M3 and M4. Heathrow Airport is a short distance away. With a vibrant pedestrianised High Street, boasting an extended range of shops and facilities, Staines-upon-Thames is popular with both buyers and renters alike.

