

**Approximate Gross Internal Area 1900 sq ft - 176 sq m
(Including Garage)**

Ground Floor Area 1143 sq ft – 106 sq m
First Floor Area 757 sq ft – 70 sq m



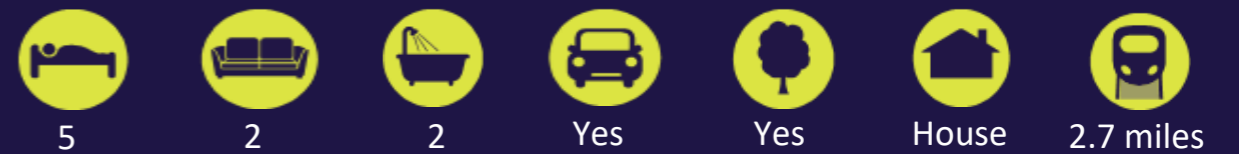
Ground Floor

First Floor



7 Holland Gardens, Egham, Surrey, TW20 8TA

Offers in Excess of £750,000



Oasis are delighted to offer to the market, as the vendor's sole agents, this exceptionally well-presented and fully refurbished five-bedroom family home. Substantially extended and finished to a high standard throughout, the property provides spacious and versatile accommodation perfectly suited to modern family living. The accommodation comprises a welcoming entrance hall leading to all principal rooms. The standout feature of the ground floor is the impressive rear extension, which incorporates a luxury fitted kitchen with a large central island, dining area and family living space. Two sets of bi-fold doors open onto the garden, creating an excellent space for both everyday living and entertaining. There is also a separate front-aspect reception room, a large utility room, downstairs WC and an integral garage. On the first floor are four double bedrooms, a single bedroom, a luxury family bathroom and a separate shower room. The property also benefits from a substantial loft space, offering excellent potential for conversion, subject to the necessary planning permissions and building regulations. Outside, the front of the property provides off-street parking for at least three vehicles via a pressed concrete driveway. The rear garden is generous in size and features a large paved terrace, gazebo and a substantial outbuilding. Armoured cabling and water have already been installed, providing an ideal opportunity for the creation of a home office or garden room. Located on the popular Egham/Thorpe borders within a sought-after cul-de-sac, this attractive family home must be viewed to fully appreciate the space, quality and standard of finish on offer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 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.

- Freehold
- Cul-de-sac location
- Five-bedrooms
- Semi-detached
- Two reception rooms
- Large kitchen/family room
- Utility Room
- Ground floor W.C.
- Family bathroom
- Separate shower room
- Large garden
- Runnymede Borough Council
- Tax band F £3,601 p.a.

The property is situated in a sought after location, close distance to Staines upon Thames town centre and within easy reach of the neighbouring towns of Chertsey and Egham. 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.

