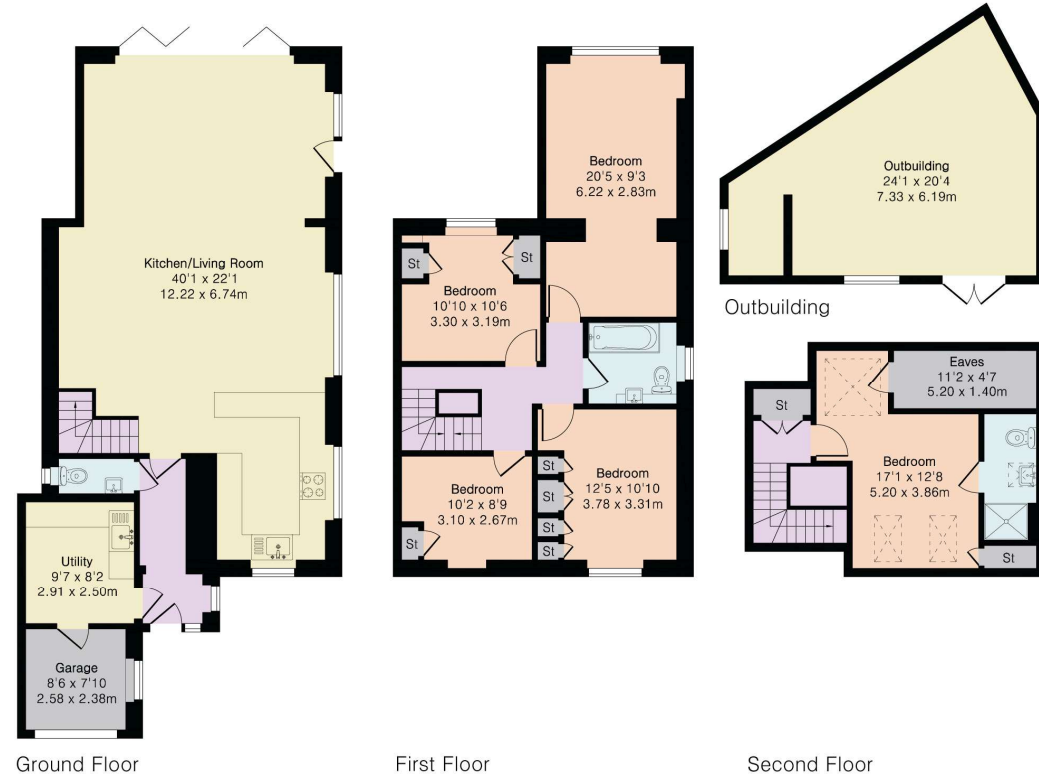
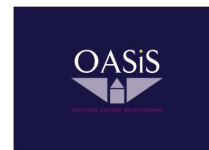


**Approximate Gross Internal Area 2020 sq ft - 187 sq m  
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 995 sq ft – 92 sq m  
 First Floor Area 736 sq ft – 68 sq m  
 Second Floor Area 289 sq ft – 27 sq m  
 Outbuilding Area 342 sq ft – 32 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.



21 Gloucester Drive, Wraysbury, Staines upon Thames, Berkshire, TW18 4TY

Offers in excess of £800,000

5	1	2	Yes	Yes	House	1.4 miles

An exceptionally well-presented link-detached family home, ideally situated in a highly sought-after location just moments from Staines-upon-Thames town centre and the picturesque River Thames.

This spacious and versatile property offers beautifully arranged accommodation across three floors. The ground floor features a bright and expansive open-plan reception/kitchen and dining area, perfect for both everyday living. The modern, fully fitted kitchen is complemented by a convenient utility room.

Upstairs, the first floor boasts four generously sized double bedrooms, all served by a well-appointed family bathroom. The second floor is dedicated to an impressive principal suite, offering a spacious bedroom and a stylish en-suite shower room.

Externally, the property truly stands out with its large, well-maintained rear garden, uniquely enhanced by a charming running stream that creates a tranquil and picturesque setting. To the front, the home benefits from a garage and ample off-street parking for multiple vehicles.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	79 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.

- Freehold
- Link Detached House Arranged Over Three Floors
- Five Double Bedrooms
- Spacious Open Plan Kitchen/Dining/Reception Room
- Utility Room
- Family Bathroom
- En-Suite to Principal Bedroom
- Attractive Rear Garden Separated by Stream
- Off Street Parking
- Windsor & Maidenhead Borough Council
- Council Tax Band F

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.

