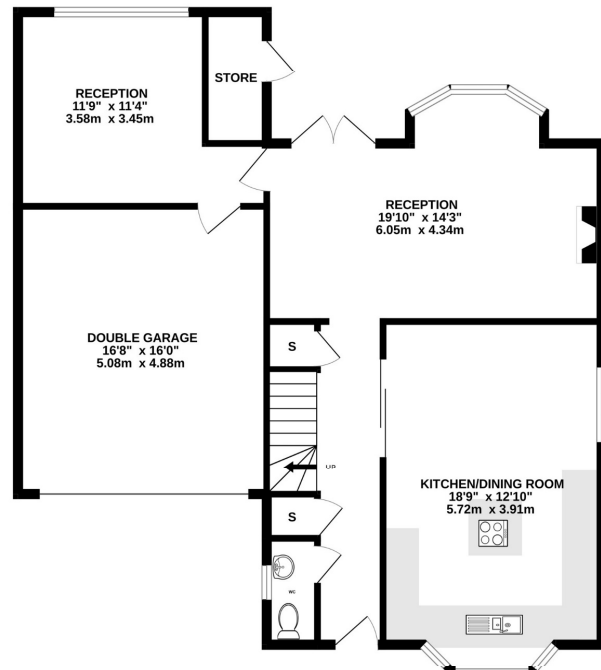
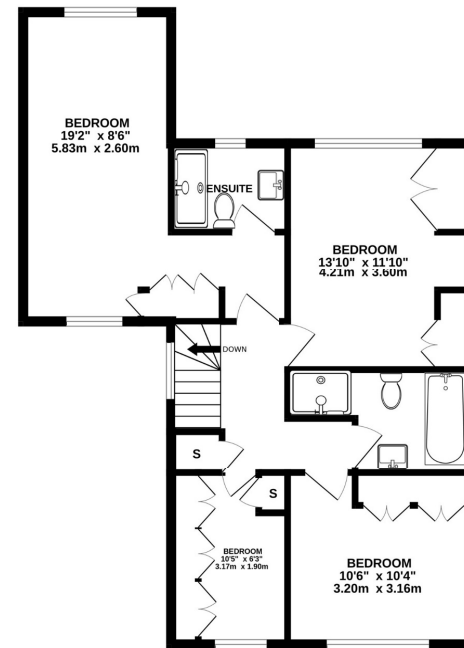


GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1795sq.ft. (166.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



153 Shaftesbury Crescent, Staines-upon-Thames, Surrey, TW18 1QN

Offers in excess of £800,000



4



2



2



Yes



Yes



House

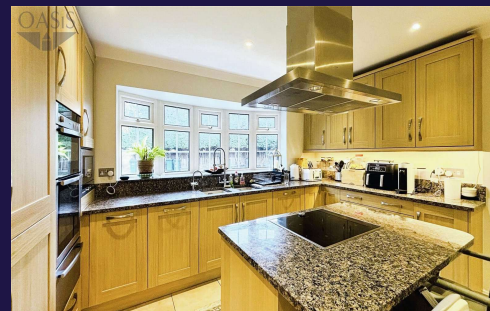


1.8 miles

Introducing this stunning detached 4-bedroom house located in the desirable neighbourhood of Shaftesbury Crescent. This beautifully presented property boasts a spacious garden, perfect for outdoor entertaining and relaxation. The interior features a modern and stylish design, with ample natural light streaming in through large windows. The large living room area provides a welcoming space for family gatherings. The kitchen is equipped with high-end appliances and sleek countertops, with an ideal dining space within the kitchen area. Upstairs, you'll find four generously-sized bedrooms, each offering comfort and privacy. The extended principal bedroom includes an en-suite bathroom for added convenience. Additionally, this property benefits from easy access to local amenities, schools, and transport links. Further benefits include gas central heating, double glazing, integral double garage, off-street parking for multiple vehicles and solar panels.

The property would potentially let for £3,000 per calendar month offering a rental yield of 4.5%.

- Freehold
- Detached house
- Four bedrooms
- Two bathrooms
- Ground floor w.c
- Two reception rooms
- Modern fitted kitchen/diner with underfloor heating
- Large private garden
- Double garage
- Off street parking
- Spelthorne Borough Council
- Tax band G - £4,022 pa
- Potential rental income £3,000 pcm
- Yield 4.5%



The property is situated in a sought after location, close distance to Staines upon Thames town centre and Staines railway station, with easy access to the River Thames and its walks. 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.

