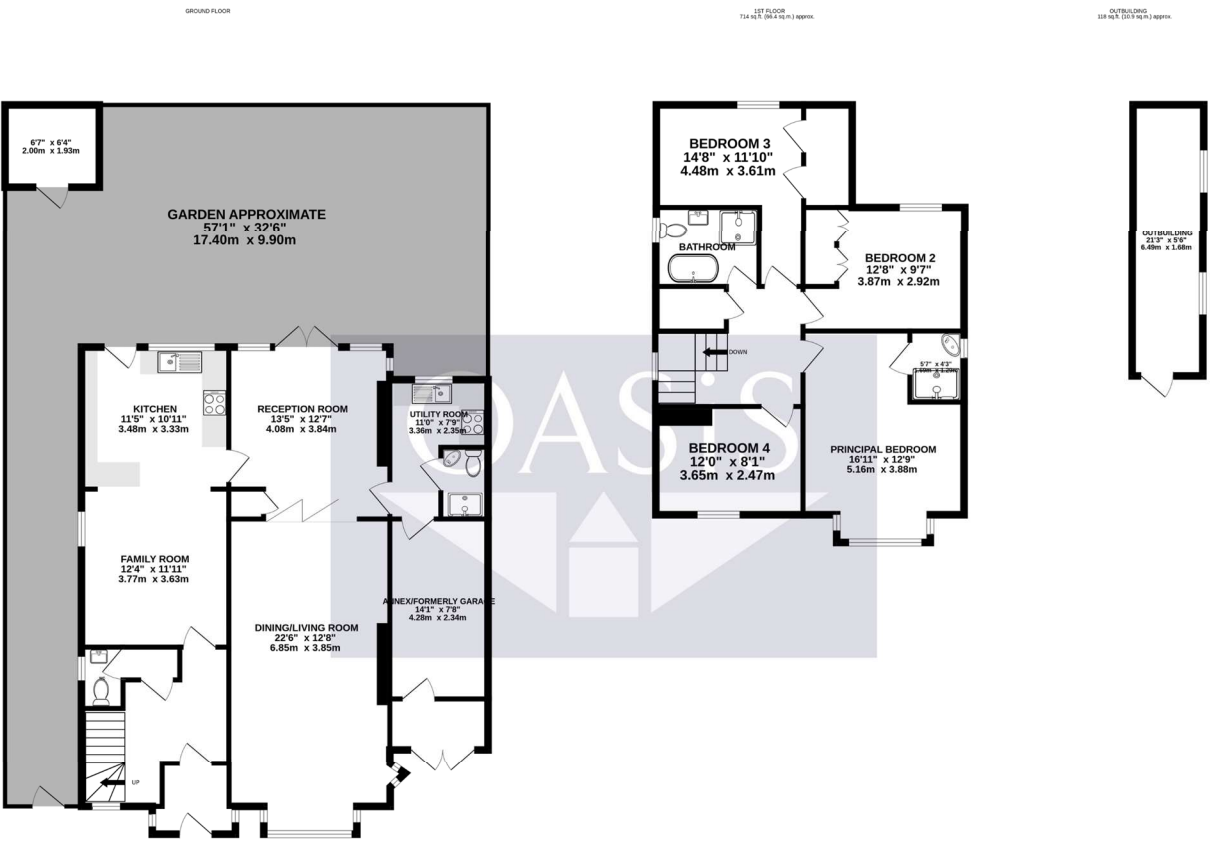




TOTAL FLOOR AREA: 1973sq.ft. (183.3 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 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.



58 Greenlands Road, Staines-upon-Thames, TW18 4LR

Offers in excess of £750,000



4



3



3



Yes



Yes



House



0.3 mile

A charming double-fronted Edwardian detached family home, situated on one of Staines upon Thames most sought-after tree-lined residential roads, just a short walk from the town centre, excellent local schools and superb transport links.

This imposing period property offers a wonderful blend of character and space, with a well-maintained and sophisticated interior that retains many original Edwardian features throughout. The accommodation comprises four bedrooms, three reception rooms, three bathrooms, a utility room and a versatile annexe, which benefits from separate front access and offers excellent flexibility for extended family, home working or additional income potential.

The house is ideally suited to growing families, providing both longevity and scope for further extension or remodeling, subject to the usual planning permissions. Outside, the generous rear garden is ideal for family life and entertaining, and has an outbuilding for storage. The large in-and-out driveway provides off-street parking for multiple vehicles and sets the property back from the road.

This is a rare opportunity to acquire a truly special forever home in an exceptionally convenient and highly desirable location.

- Freehold
- Highly desirable location
- Detached Edwardian home
- Four double bedrooms
- Three reception rooms
- Kitchen
- Utility room
- Annexe
- Three bathrooms
- Downstairs WC
- Large rear garden
- Driveway parking
- Spelthorne Borough Council
- Tax band G £4,021 per annum

The property is situated in sought after location, close to Staines upon Thames town centre and the popular village of Uxbridge. Staines upon Thames is a prosperous riverside market town and with London being close Staines is a commuter haven with immediate access onto the motorway network via the M25 and M3 at junction 12. Heathrow Airport is a short distance away and with frequent train services from Staines to Waterloo with a journey time around 30 minutes making this area popular for potential house buyers. Staines upon Thames has a pedestrianised High Street, with an extended range of shops and facilities.

