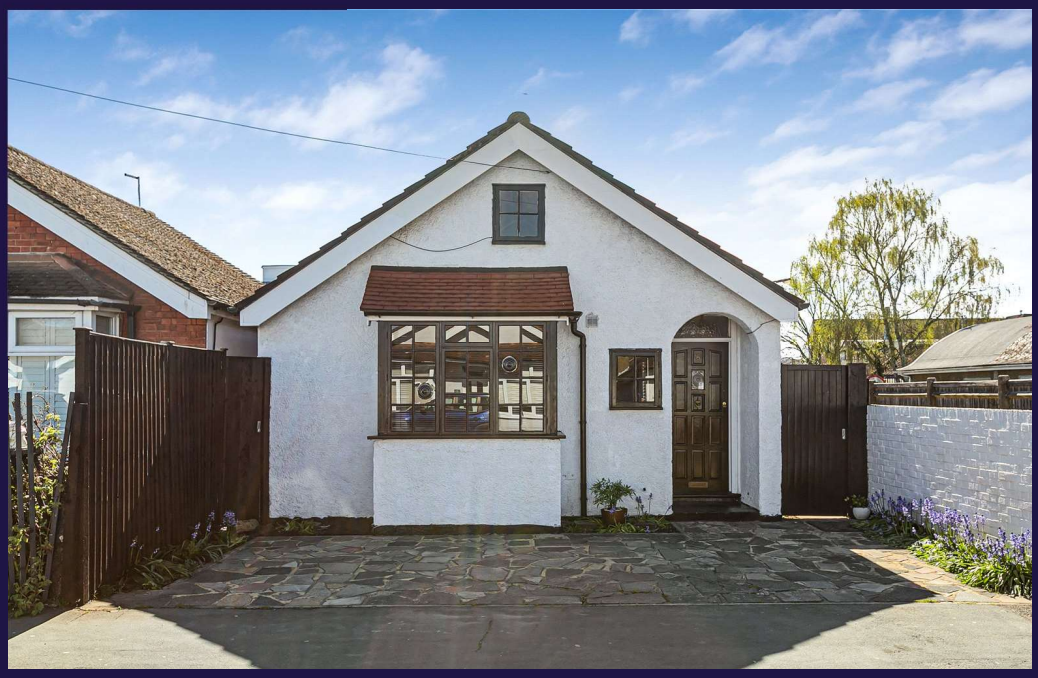
OASiS
ESTATE AGENTS

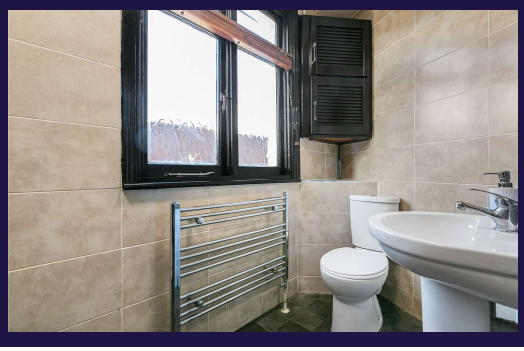
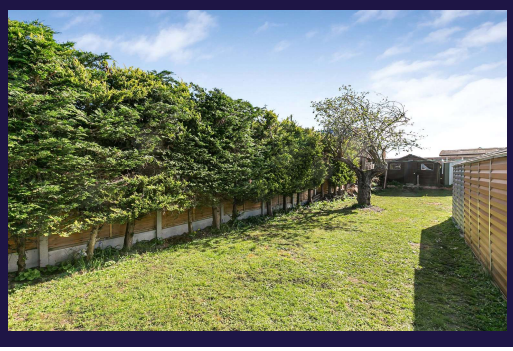
Tel: 01784 441818
www.oasisestateagents.com
sales@oasisestateagents.com
4 Clarence Street, Staines Upon Thames, TW18 4SP

6 St. Pauls Road, Staines-upon-Thames, Surrey, TW18 3HH

Offers in excess of £475,000





Oasis Estate Agents are delighted to present this three-bedroom detached home to the market, offered as the seller's sole agent. Ideally situated in a highly sought-after location, the property is conveniently positioned for both Egham town centre and Staines-upon-Thames, providing excellent access to local amenities and transport links.

The property offers well-balanced accommodation comprising four bedrooms, two bathrooms, two reception rooms, and a kitchen. Externally, it benefits from a generous rear garden and off-road parking, making it an attractive option for a wide range of buyers.

This home represents an exciting opportunity for investors, with clear potential to enhance rental yield and capital growth through refurbishment or reconfiguration. Subject to the usual planning permissions, there is also scope to extend into the loft, offering further potential to add value.

Equally, the property is ideally suited to first-time buyers looking to step onto the property ladder with a home they can modernise and personalise to their own taste, creating long-term value. Downsizers will also appreciate the detached layout, desirable location, and manageable outside space, offering comfortable living with convenience.

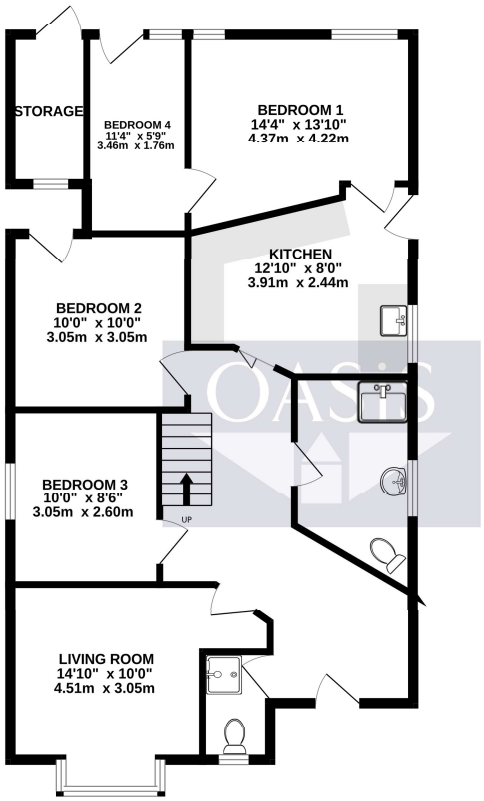
In its current configuration, the property is estimated to achieve a rental income of approximately £1,800 per calendar month. With strong local demand and excellent connectivity, this is a property offering both immediate appeal and long-term potential.

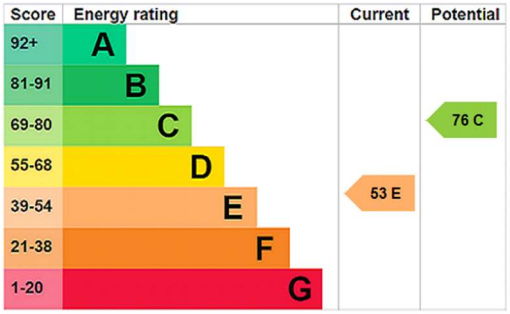
Property Profile

- Freehold
- Sought-after-location
- Close proximity to both Egham and Staines town centre
- Scope to extend (subject to planning permission)
- Three bedrooms
- Private rear garden
- Off road parking
- Two bathrooms
- Two reception rooms
- Runnymede Borough Council
- Tax Band D
- Estimated rental income £1800 pcm
- 4.5% gross yield

The property is situated in a sought after location, close distance to Staines upon Thames town centre and mainline station. 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.

GROUND FLOOR





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.
Made with Metropix ©2026

Viewing by appointment via our Staines Office:

Mallard Court
4 Clarence Street
Staines upon Thames
TW18 4SP

Tel: 01784 441818
Email: sales@oasisestateagents.com

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.