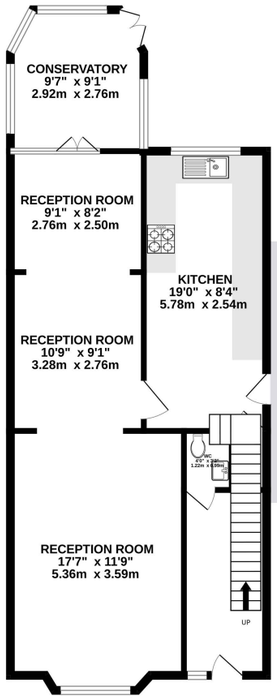
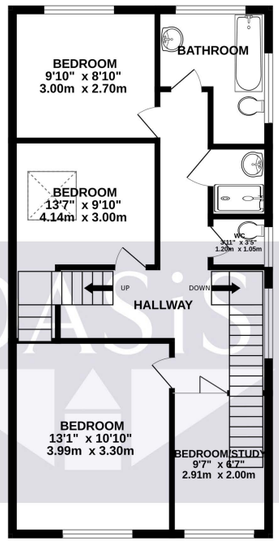
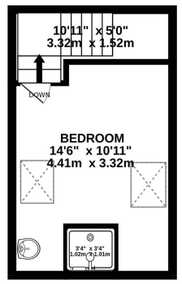
GROUND FLOOR
707 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



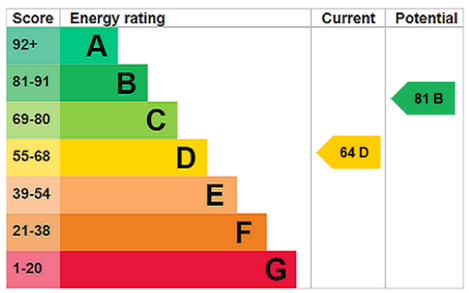
2ND FLOOR
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 1521 sq.ft. (141.3 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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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.

OASiS

www.oasisestateagents.com sales@oasisestateagents.com



39A, Grange Road, Egham, Surrey, TW20 9QP

Offers in Excess of £650,000

5	2	2	Driveway	Yes	House	0.2 miles

Oasis Estate Agents are pleased to present this impressive detached family home, located on the highly sought-after Grange Road in Egham, just moments from the High Street and the mainline station. The property is also ideally positioned for Royal Holloway, University of London.Known as “Wishford”, this substantial family residence has been extended over two storeys to the rear and offers spacious and versatile accommodation throughout. The ground floor comprises a large open-plan family and dining room leading to a conservatory, with French doors opening onto the private rear garden, and a modern white gloss kitchen. The ground floor also benefits from a convenient cloakroom. Across the upper two floors, the property features four double bedrooms and a fifth single bedroom, a family bathroom, and a shower room with a separate toilet. The large second-floor bedroom also benefits from its own shower and basin. Externally, the home benefits from a mature south-west facing garden measuring approximately 70ft (21.34m), perfect for outdoor entertaining. To the side of the property is a single garage and driveway parking for up to four vehicles. Additional features include a log-burner fireplace and generous living space throughout, making this an ideal long-term family home. The property is conveniently located just minutes from the mainline station, with direct services to London Waterloo (approximately 39 minutes), as well as local schools and the High Street.

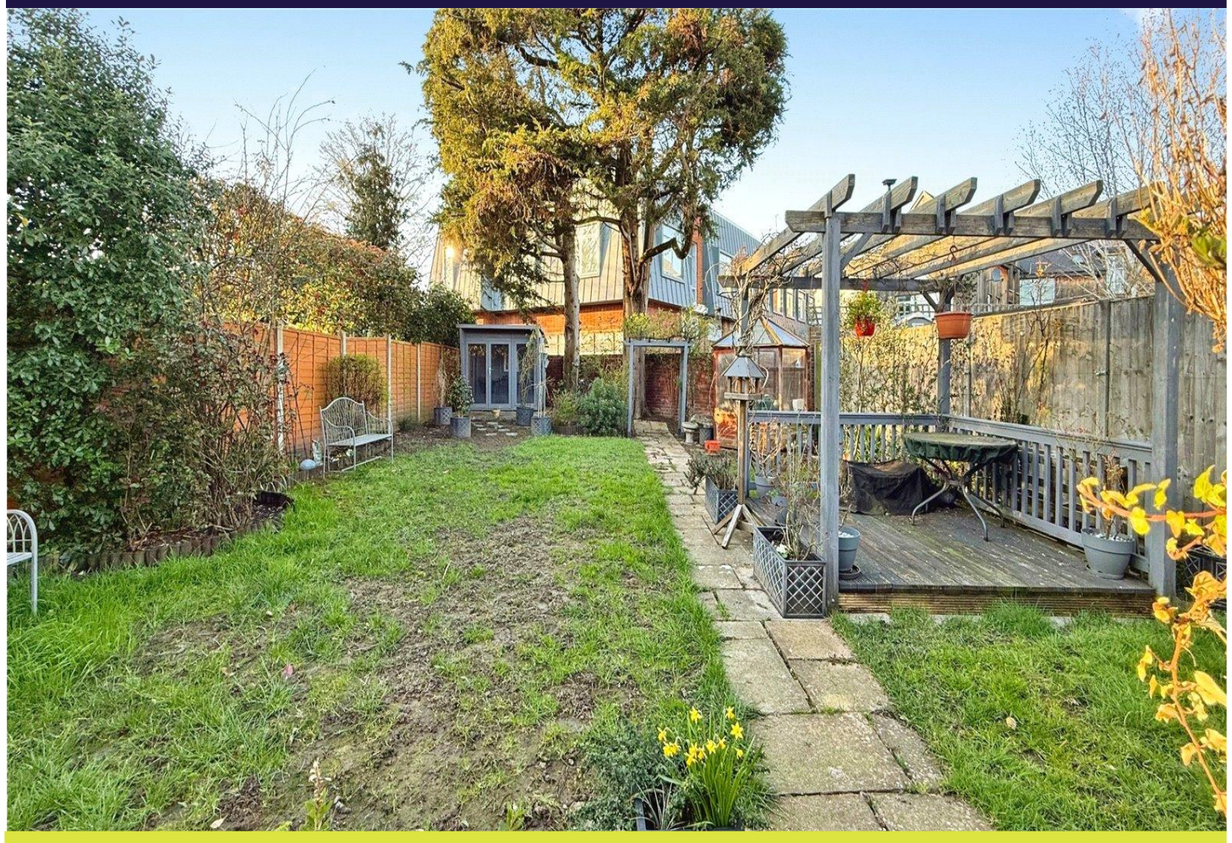
Mallard Court, 4 Clarence Street, Staines upon Thames, TW18 4SP Tel: 01784 441818

- Freehold
- Detached
- Five bedrooms
- Open plan living/dining
- Large modern kitchen
- Downstairs cloakroom
- Conservatory off dining room
- Bathroom and en-suite shower
- Approx 70ft south west facing garden
- Garage & private driveway
- Runnymede Borough Council
- Tax band F - £3,601 per annum









The property is situated in the town of Egham and is also close to Staines-upon-Thames. Staines-upon-Thames is a prosperous riverside market town and, with London nearby, has become a commuter haven with immediate access to the motorway network via the M25 and M3.

Egham offers an array of shops and amenities, including Tesco and Waitrose supermarkets, as well as an Everyman Cinema. The area also benefits from plenty of green space, including the Windsor Great Park Estate, the meadows of Runnymede with the Magna Carta and Kennedy Memorials, and the riverside of the River Thames.

Egham provides a convenient commute to London Waterloo, with journey times of approximately 40 minutes.







