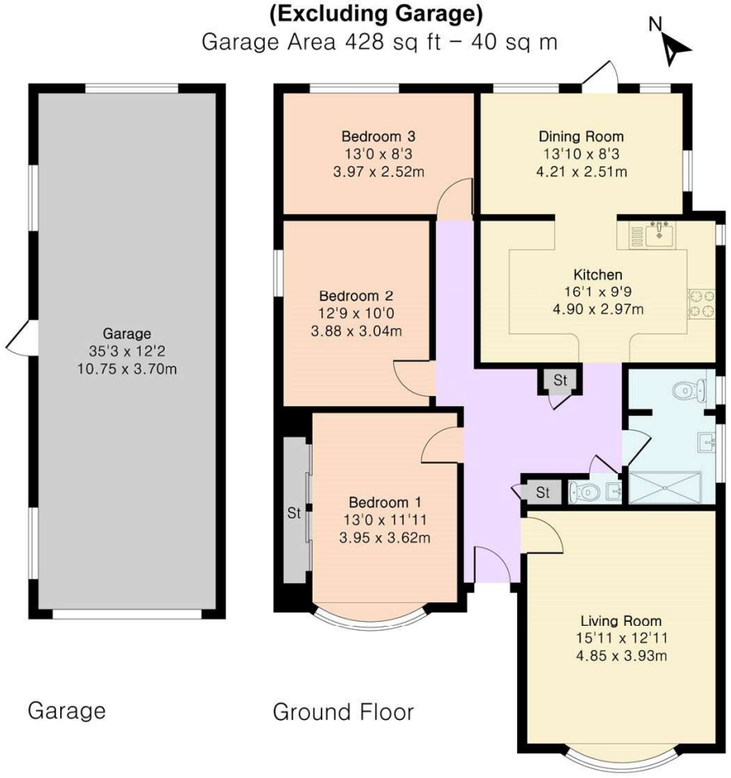
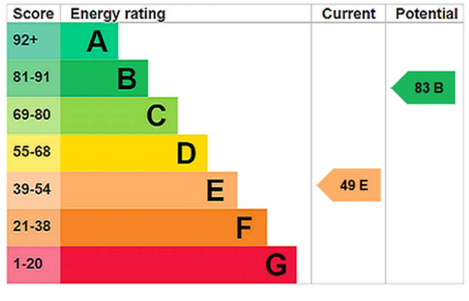
Approximate Gross Internal Area 1140 sq ft - 106 sq m
(Excluding Garage)
Garage Area 428 sq ft – 40 sq m



PINK PLAN

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.



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.

www.oasisestateagents.com sales@oasisestateagents.com



279 Laleham Road, Staines-upon-Thames, Surrey, TW18 2NY

Offers in excess of £675,000

3 | 2 | 1 | Yes | Yes | Bungalow | 1 mile

Oasis Estate Agents are delighted to offer this rarely available, detached three-bedroom bungalow, ideally positioned on a highly sought-after road in Staines-upon-Thames. Offered as the sole selling agents, this property presents an exciting opportunity, with approved plans and Planning Permission already in place to substantially extend.

The accommodation is well-proportioned and versatile, comprising three comfortable bedrooms, a family shower room and an additional W.C. There are also two generous reception rooms, and a good-sized kitchen. Outside, the property boasts an enclosed, private rear garden, perfect for relaxation or entertaining.

Additional benefits include a garage and driveway parking, enhancing both convenience and appeal. This is a fantastic opportunity to acquire a home with significant potential in a desirable location.

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

- Detached, freehold bungalow
- Three bedrooms
- Two reception rooms
- Kitchen
- Family shower room
- Additional W.C.
- Garage
- Driveway parking
- Enclosed rear garden
- Spelthorne Borough Council Tax Band F £3,650 pa
- Potential rental income £2,500 pcm









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.







