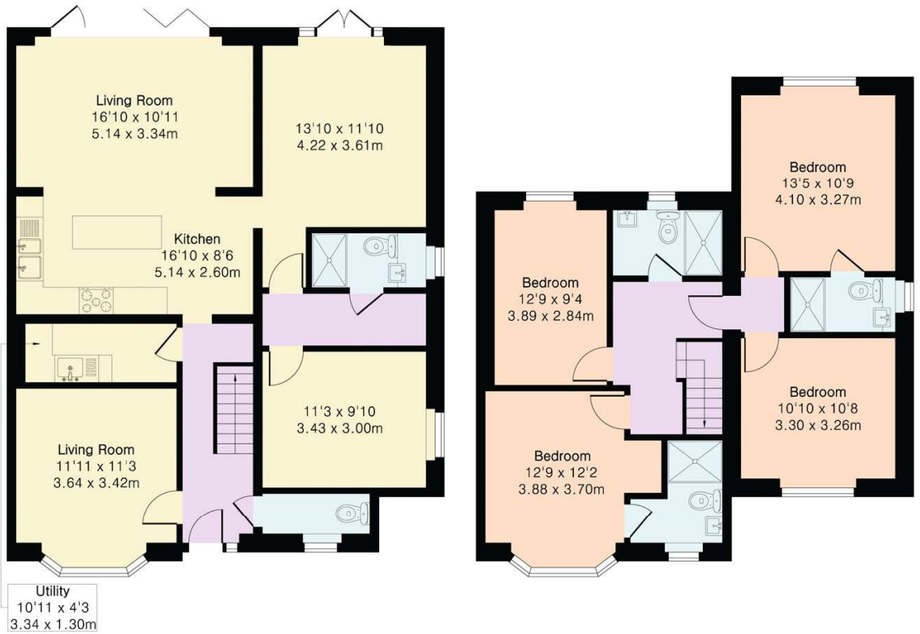
Approximate Gross Internal Area 1923 sq ft - 179 sq m

Ground Floor Area 1108 sq ft – 103 sq m

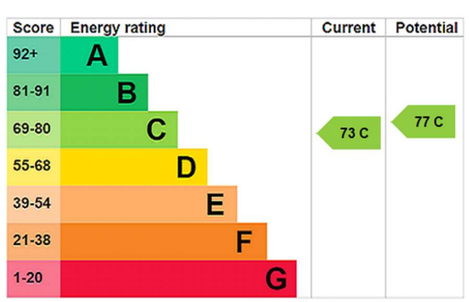
First Floor Area 815 sq ft – 76 sq m



PINKPLAN

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.

OASiS



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



21 Avon Road, Sunbury-on-Thames, Surrey, TW16 7SZ

Offers in excess of £700,000

4	3	4	Yes	Yes	House	0.5 mile

Oasis are delighted to offer to the market as the sellers' sole agents this exceptional and substantially extended semi-detached home, occupying a generous corner plot in a sought-after location. Offering over 1,900 sq ft of versatile accommodation, the property benefits from three gated entrances and off-street parking for up to five vehicles.

The beautifully presented accommodation centres around a superb open-plan kitchen/family room, upgraded in 2026, with contemporary units and bi-fold doors opening onto the landscaped rear garden. The main house also offers a formal sitting room, study, utility room, additional reception room, shower room and four well-proportioned bedrooms, two of which benefit from en-suite shower rooms. Additionally, there is a further shower room.

A particular feature of the property is the inclusion of two one-bedroom annexes, (one with an ensuite) and each with a living area, double bedroom, and plumbing in place should a purchaser wish to install a kitchen (subject to the usual planning consents). These provide excellent flexibility for multi-generational living, guest accommodation or potential rental income.

The property has been extensively improved in recent years, including a new roof, rewiring, boiler, windows and doors, making it ready to move straight into. This outstanding home offers an ideal combination of space, flexibility and modern family living. It would also make an excellent investment, with an estimated rental value of approximately £3,500 pcm. as a family home and the potential to achieve a substantially higher income as an HMO, subject to obtaining the necessary planning permission and licensing requirements.

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

- Semi detached, freehold house
- Four bedrooms
- Three reception rooms
- Four bathrooms
- Large open plan kitchen/living room
- Utility room
- Potential to use rooms as a self-contained annexe
- Driveway parking for three cars and further parking for one car at the rear
- Spelthorne Borough Council Tax Band E







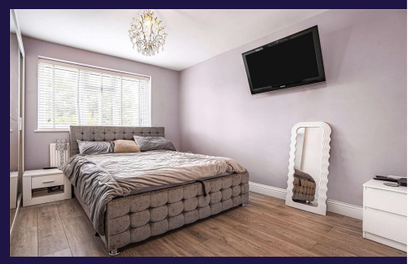


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The property has good access to Sunbury Cross where there are a number of shops, restaurants and a gym. There is also a large Tesco Extra a few minutes away and the larger town of Staines upon Thames town centre is nearby. The M3 motorway is within close proximity to the property and there is easy access to motorway links, via the M25, and Heathrow Airport is a 15 minute drive away. Sunbury mainline train station with a direct line to Waterloo is a few minutes walk from the property and the area has good schools for all ages.









sales@oasisestateagents.com