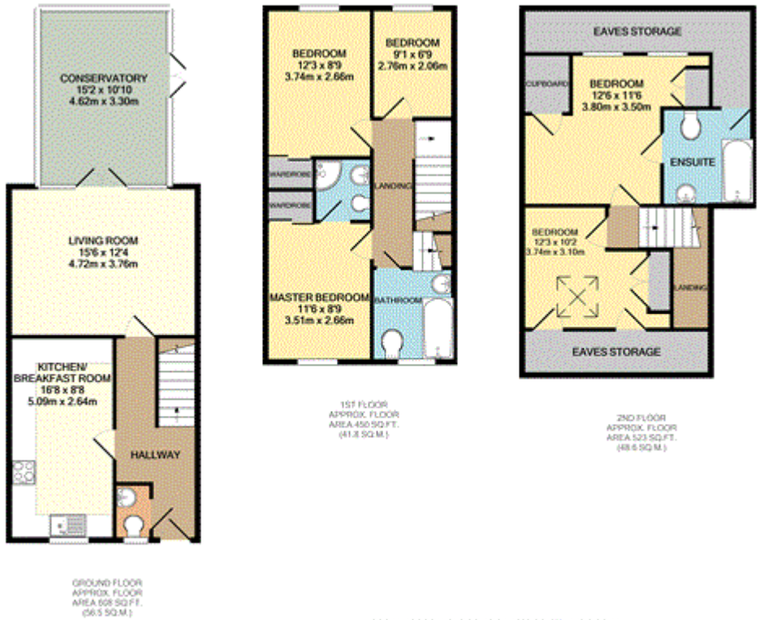




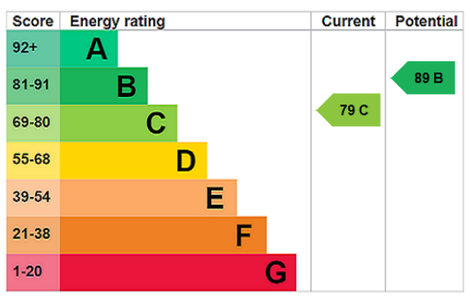





TOTAL APPROX. FLOOR AREA 1580 SQ.FT. (146.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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# 6 Tillers Close, Staines-upon-Thames, Surrey, TW18 3AF

## Guide Price £525,000

| 5 | 2 | 3 | Yes | Yes | House | 1.4 miles |
|---|---|---|---|---|---|---|

Oasis are delighted to offer to the market, as the seller's sole agent, this well-presented five-bedroom, three-bathroom family home, ideally situated in a quiet cul-de-sac within close proximity of Staines-upon-Thames town centre. The ground floor offers a modern kitchen/breakfast room, a spacious living room, conservatory and downstairs W/C. On the first floor are two double bedrooms with built-in wardrobes, a further single bedroom and a family bathroom. The loft has been converted to provide an impressive principal bedroom with a modern en-suite bathroom, together with an additional single bedroom.

Outside, the property benefits from off-street parking for two to three vehicles, side access and a private, secluded rear garden. The property would let for £2500 per calendar month, offering a gross return of 5.7%.

This is an attractive and versatile family home in a convenient yet peaceful location, and early viewings are highly recommended.

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

- Modern five bedroom home
- Semi-detached
- Cul-de-sac location
- Three Bathrooms
- Kitchen/breakfast room
- Two reception rooms
- Conservatory
- Ground floor WC
- Off street parking
- Garden with side access
- Runnymede Borough Council
- Tax band D £2,493 per annum
- Share of freehold 986 years remaining
- Service charge £500 pa






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The property is situated in a sought after location, close distance to Staines upon Thames town centre and Staines railway station, with easy access to the River Thames and its walks. 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.






sales@oasisestateagents.com