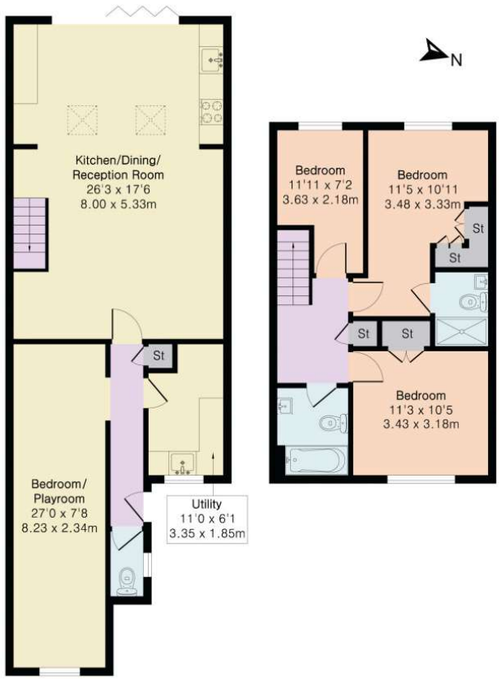
Approximate Gross Internal Area 1321 sq ft - 123 sq m
Ground Floor Area 814 sq ft – 76 sq m
First Floor Area 507 sq ft – 47 sq m

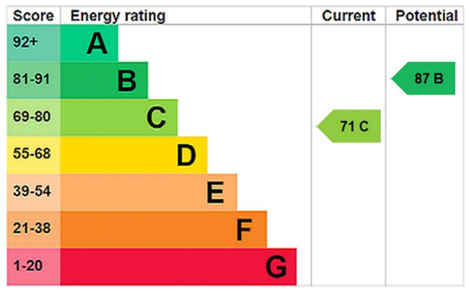


Ground Floor First Floor

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.

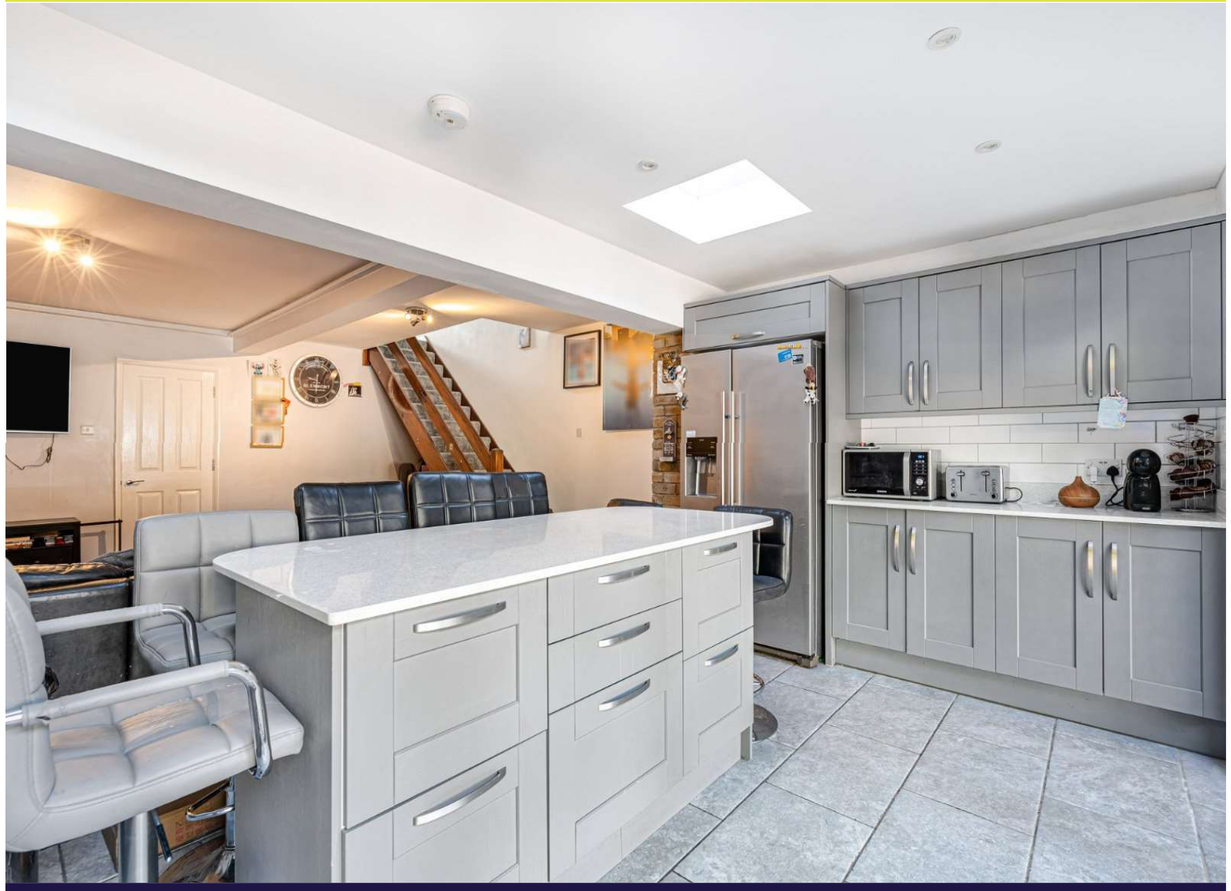
OASiS



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



88 Avondale Avenue, Staines-upon-Thames, Surrey, TW18 2NF

Offers in excess of £500,000

3/4	2	2	Yes	Yes	House	1.2 miles

Oasis are delighted to offer to the market, as the sellers' sole agents, this attractive and thoughtfully extended three/four bedroom end-of-terrace family home, situated in a sought-after location within easy reach of local schools, amenities, the River Thames and excellent transport links, including the railway station.

The ground floor provides spacious and versatile accommodation, with a separate family room, currently used as a playroom but could be used as a fourth bedroom. There is also a large utility room and convenient WC. At the heart of the home is an impressive open-plan kitchen/living space, creating a bright and sociable area ideal for both everyday family life and entertaining. The modern fitted kitchen is well equipped with a breakfast bar, while bi-fold doors provide an abundance of natural light and open directly onto the rear garden.

The rear garden is mainly laid to lawn and offers an ideal space for families and entertaining, with useful side access leading to the front of the property.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a modern family bathroom.

To the front, a private driveway provides off-street parking for two vehicles.

The property would let for £2000 per calendar month, offering a gross return of 4.4%.

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

- Freehold End of Terrace House
- Three/Four Bedrooms
- Open Plan Living
- Separate Family Room
- Ground Floor WC
- Utility Room
- Family Bathroom
- Ensuite to Principal Bedroom
- Private Rear Garden
- Off-street Parking
- Spelthorne Borough Council
- Tax Band E £3088 per annum
- Potential rental income £2,000 pcm
- Potential yield 4.4%









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.







