

**Approximate Gross Internal Area 1424 sq ft - 133 sq m
(Excluding Garage)**

Ground Floor Area 546 sq ft – 51 sq m

First Floor Area 533 sq ft – 50 sq m

Second Floor Area 345 sq ft – 32 sq m

Garage Area 149 sq ft – 14 sq m



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



64 Wraysbury Gardens, Staines-upon-Thames, Surrey, TW18 4US

Offers in excess of £585,000



4



2



3



Yes



Yes



House



1 mile

Oasis are delighted to offer to the market, as the seller's sole agents, this spacious and beautifully presented semi-detached home, situated within a highly regarded development in a quiet cul-de-sac, moments from Two Rivers Shopping Centre and within easy reach of Staines town centre, the railway station, major motorway links and Heathrow Airport. Arranged over three floors, the property offers exceptionally versatile accommodation, making it ideal for families and those requiring additional home-working or bedroom space. The ground floor comprises a modern fitted kitchen with French doors opening directly onto the private rear garden, a separate dining room and an additional study/fourth bedroom. There is also a useful shower room incorporating utility facilities. Occupying the first floor is an impressive reception room with French doors opening onto a generous private balcony overlooking the rear garden and across the development. The principal bedroom is also located on this floor and benefits from its own en-suite shower room.

The second floor provides two further bedrooms, including a generous double bedroom with en-suite shower room and an additional single bedroom. Externally, the property enjoys a good-sized, secluded rear garden, together with off-street parking for two vehicles and a garage. The property would let for £2250 per calendar month, offering a gross return of 4.5%. Offering generous proportions, excellent versatility and a sought-after location, this is a superb family home and early viewings are highly recommended.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	57 D	
21-38	F		
1-20	G		

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.

- Freehold
- Kitchen breakfast room
- Private rear garden
- Semi-detached townhouse
- Separate living room with balcony
- Off street parking
- Four bedrooms
- Separate dining room
- Spelthorne Borough Council
- Desirable cul-de-sac location
- Three bathrooms
- Tax band F - £3,650 per annum



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.

