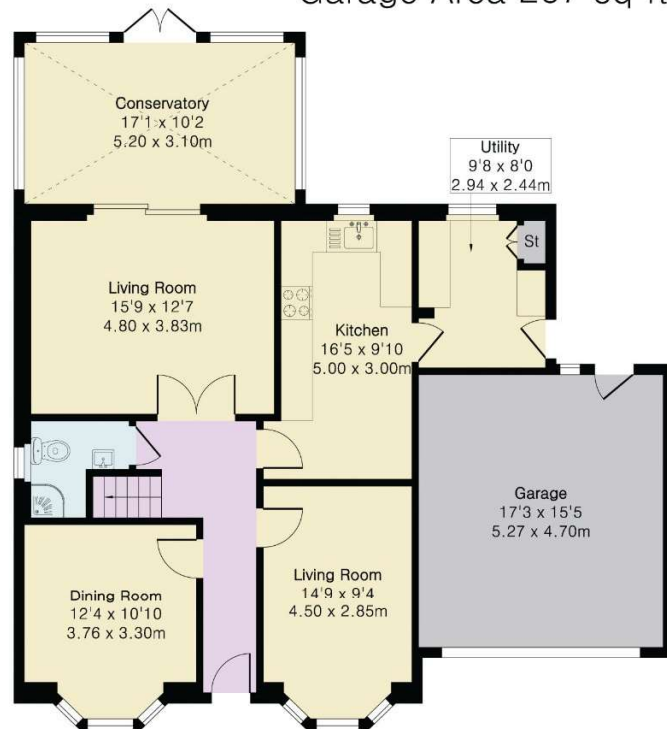


**Approximate Gross Internal Area 1613 sq ft - 150 sq m
(Excluding Garage)**

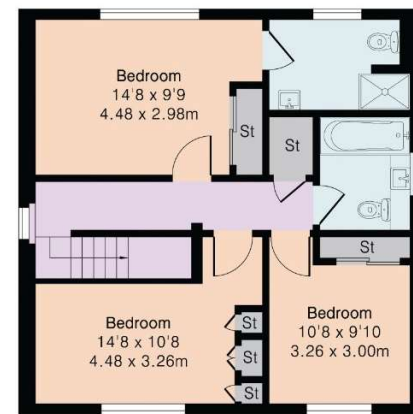
Ground Floor Area 1020 sq ft – 95 sq m

First Floor Area 593 sq ft – 55 sq m

Garage Area 267 sq ft – 25 sq m



Ground Floor



First Floor



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



Cedar Lodge, 13 Timsway, Staines-upon-Thames, TW18 3JY

Offers in excess of £675,000



3/4



2/3



3



Yes



Yes



House



1.3 miles

Oasis are delighted to offer to the market this attractive three/four-bedroom detached family home, ideally situated on a popular tree-lined residential road close to the River Thames.

The property offers spacious and versatile accommodation, with three separate reception rooms providing plenty of flexibility for modern family living. The ground floor comprises a generous entrance hallway, a comfortable sitting room, two further reception rooms, one of which could easily be utilised as a fourth bedroom or home office, and a modern white gloss, fitted kitchen with space for dining. There is also a conservatory overlooking the rear garden and convenient downstairs shower room.

Upstairs are three well-proportioned bedrooms, with the principal bedroom benefiting from an ensuite shower room, in addition to a family bathroom.

Outside, the property enjoys a generous frontage providing ample off-street parking and access to a double garage. To the rear is a good-sized, private garden, predominantly laid to lawn and offering an excellent space for families and entertaining.

Offering generous accommodation, excellent flexibility and a desirable location close to the River Thames, this appealing family home is offered to the market with the additional benefit of no onward chain.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
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/fitings 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
- Detached
- No Onward Chain
- Three/Four Bedrooms
- Desirable Location
- Three Reception Rooms
- Modern Fitted Kitchen
- Ground Floor Shower Room
- Ensuite & Family Bathroom
- Off-Street Parking
- Double Garage
- Private Rear Garden
- Runnymede Borough Council Tax Band F
- Potential Rental Income £2,250 PCM - 4% yield

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.

