

**Approximate Gross Internal Area 2950 sq ft - 274 sq m  
(Including Garage)**

Ground Floor Area 1727 sq ft – 160 sq m

First Floor Area 1223 sq ft – 114 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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    | 74 C      |
| 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.



**25 Greenlands Road, Staines-upon-Thames, Surrey, TW18 4LR**

**Guide Price £1,200,000**



4



4



4



Yes



Yes



Detached



0.3 miles

Occupying a prime position on one of the town's most desirable residential roads is this substantial four double bedroom detached family home, offering exceptionally spacious accommodation, a beautifully established garden and an enviable location close to the mainline station and within easy walking distance of the town centre. Tastefully decorated throughout whilst retaining much of its original charm and character, the sense of space is apparent from the moment you enter, with a large central entrance hallway and impressive wider-than-average staircase. The ground floor provides three separate reception rooms, including two generous living rooms and a further room currently used as a study. At the heart of the home is the superb kitchen/dining/family room, overlooking the rear garden and providing a fantastic space for both everyday family life and entertaining. The kitchen features quartz worktops and integrated appliances, with a utility room and shower room positioned just off the kitchen and access through to the integral garage. Upstairs are four double bedrooms, two with ensuite facilities, in addition to the family bathroom. The principal suite is particularly impressive, privately positioned to the rear away from the other bedrooms and featuring a generous bedroom, walk-in wardrobe and ensuite bathroom. Outside, the large mature landscaped garden wraps around one side of the property and enjoys an excellent degree of privacy with no properties directly overlooking it. A recently added covered entertaining area provides a superb setting for outdoor dining, while the garden also benefits from an irrigation system. To the front, a wide in-and-out driveway provides off-street parking for several vehicles, access to the garage and an EV charging point. Further benefits include a water softener, alarm and security camera system.

- Freehold
- Detached
- Four Bedrooms
- Family Bathroom
- Two Ensuites
- 3 / 4 Reception Rooms
- Open-Plan Kitchen/Diner
- Utility Room
- Integral Garage
- Ground Floor WC & Shower
- Landscaped Rear Garden
- Off Street Parking
- EV Charging
- Spelthorne Borough Council
- Tax Band G - £4,211 p.a.



The property is situated on one of Staines-upon-Thames' most sought-after residential roads, characterised by attractive, predominantly detached homes, with the mainline station just across the road and the town centre within easy walking distance. Staines-upon-Thames is a prosperous riverside market town offering direct rail links to London Waterloo in approximately 35 minutes, excellent access to the M25, M3 and M4, and convenient access to Heathrow Airport. The pedestrianised High Street offers a wide range of shops, restaurants and amenities.

