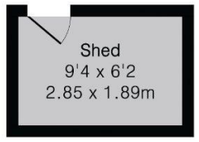
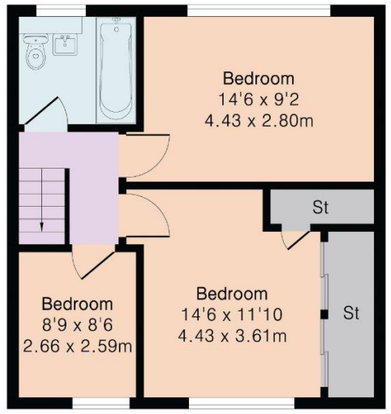
Approximate Gross Internal Area 878 sq ft - 82 sq m
(Excluding Outbuilding)
Ground Floor Area 439 sq ft – 41 sq m
First Floor Area 439 sq ft – 41 sq m
Outbuilding Area 58 sq ft – 5 sq m



Outbuilding

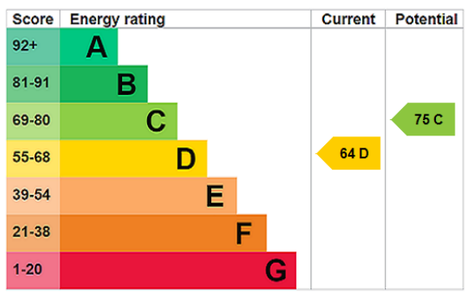
Ground Floor



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.



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

3 Bowes Road, Staines-upon-Thames, Surrey, TW18 3EU

Guide Price £425,000

3 | 1 | 1 | Yes | Yes | House | 1.2 miles

Oasis are delighted to offer to the market this well-presented three-bedroom semi-detached family home, situated in a popular residential road. The ground floor features a spacious open-plan kitchen, dining and living area, creating a bright and sociable space ideal for modern family life. Doors from the dining area open directly onto the south-facing rear garden, providing a seamless connection between the indoor and outdoor spaces.
On the first floor, the property offers two double bedrooms, a further single bedroom and a family bathroom.
Further benefits include private off-street parking, while the property is ideally positioned close to a pleasant riverside pub and scenic walks along the River Thames. The property would let for £1900 per calendar month, offering a potential gross yield of 5.4%.

Early viewings are highly recommended to fully appreciate the space, setting and accommodation this family home has to offer.

- Freehold
- Three bedrooms
- Open plan living
- Modern kitchen
- Modern family bathroom
- Private rear garden
- External storage/outbuilding
- Off-street parking
- Potential rental income £1900 pcm
- Gross yield 5.4%
- Runnymede Borough Council
- Tax band C - £2,216 per annum

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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.

sales@oasisestateagents.com