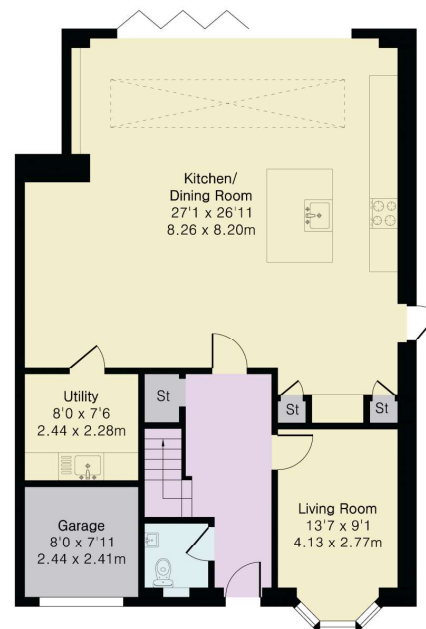
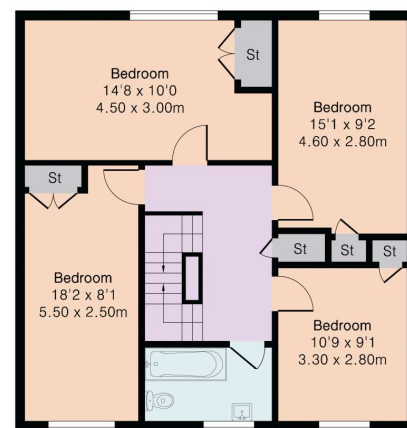


**Approximate Gross Internal Area 2091 sq ft - 194 sq m
(Excluding Garage)**

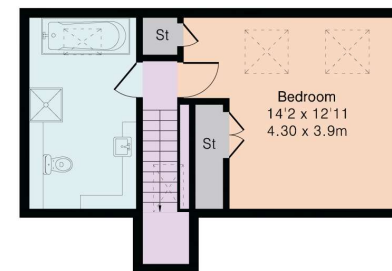
Ground Floor Area 969 sq ft – 90 sq m
First Floor Area 762 sq ft – 71 sq m
Second Floor Area 360 sq ft – 33 sq m
Garage Area 63 sq ft – 6 sq m



Ground Floor



First Floor



Second 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

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/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.

72 C 76 C



www.oasisestateagents.com

sales@oasisestateagents.com



22 Moorfields Close, Staines-upon-Thames, Surrey, TW18 3LU

Asking price £725,000



5



2



2



Off street



Yes



House



2 miles

Oasis are delighted to offer to the market, as the sellers' sole agents, this attractive and substantially extended five double bedroom, semi detached home. It consists of an entrance hallway leading to the separate living room and a downstairs WC. A particular feature is the expansive kitchen and family room with a large island, a large sitting area and a dining area with bifold doors onto the attractive garden. There is also a separate utility room.

There are four double bedrooms on the first floor, along with a separate family bathroom. On the second floor is the principal bedroom with a separate bathroom. The accommodation is in good decorative order and set in a sought after cul de sac location.

Outside there is off street parking and to the rear a good-sized garden with a terrace and a large lawned area.

www.oasisestateagents.com

sales@oasisestateagents.com

Mallard Court, 4 Clarence Street, Staines upon Thames, TW18 4SP

Tel: 01784 441818

- Semi detached house
- Freehold
- Five double bedrooms
- Large kitchen/dining/family room
- Further separate living room
- Bifold doors to the enclosed garden
- Two bathrooms
- Downstairs WC
- Off street parking
- Sought after location
- Runnymede Council Tax Band F

The property is situated in a sought after location, close distance to Staines upon Thames town centre and the river Thames. 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.

