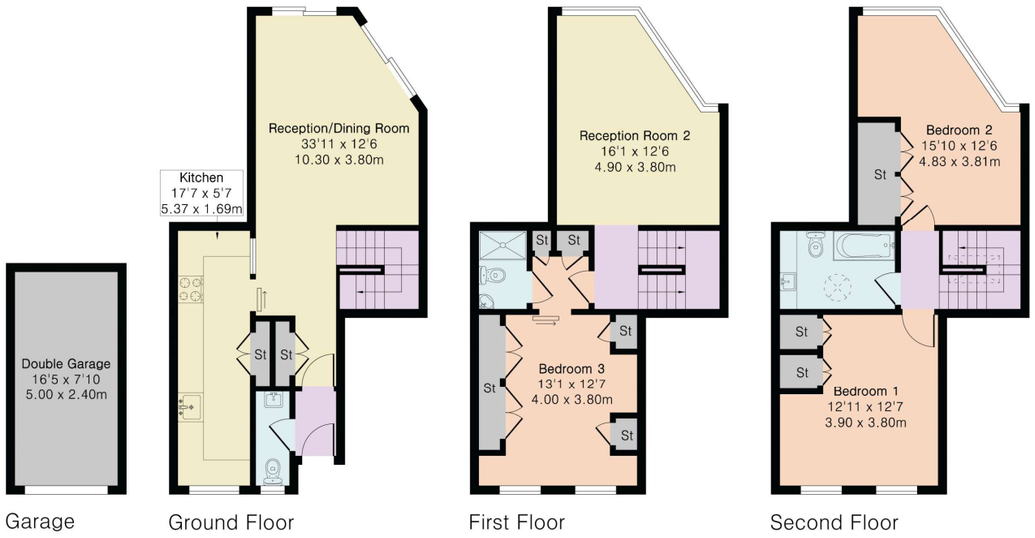
Approximate Gross Internal Area 1356 sq ft - 126 sq m
(Excluding Garage)

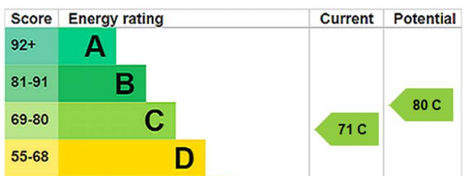
Ground Floor Area 454 sq ft – 42 sq m
First Floor Area 451 sq ft – 42 sq m
Second Floor Area 451 sq ft – 42 sq m
Garage Area 129 sq ft – 12 sq m



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.

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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.

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18 Riverside Road, Staines-upon-Thames, Surrey, TW18 2LE

Offers in excess of £550,000

3	2	2	Yes	Yes	House	1 mile

A fine example of a riverside home situated on a private quiet road upon the banks of the River Thames. Set over three floors and offered to the market with no onward chain the property offers; entrance hall, a fitted galley kitchen, a riverside reception room with plenty of room to dine in and double doors to the riverside garden. The first floor boasts a further living room with wonderful views up and down the River Thames, a double bedroom with built in wardrobes and adjacent shower room. The second floor offers two further double bedrooms and a family bathroom. At the back of the property, there is a private, well maintained garden that leads to the towpath, whilst the front offers a private and secluded planted courtyard. There is also double garage with two single doors in the block with power and light.

Mallard Court, 4 Clarence Street, Staines upon Thames, TW18 4SP Tel: 01784 441818

- Riverside house on a private road
- Three bedrooms
- Principal bedroom has an ensuite shower room
- Further family bathroom
- Two reception rooms
- Rear garden leading onto the tow path
- Double garage with two single doors
- Spelthorne Borough Council Tax Band F









The property is situated in a sought after location, close to the town centre and on the banks of the River Thames. Staines-upon-Thames is a prosperous riverside market town, with direct rail links to London (Waterloo 35 minutes and Reading 42-50 minutes) and immediate access onto the motorway network via the M25 leading to the M3 and M4. Heathrow Airport is a short distance away. With a vibrant pedestrianised High Street, boasting an extended range of shops and facilities, Staines-upon-Thames is popular with both buyers and renters alike.







