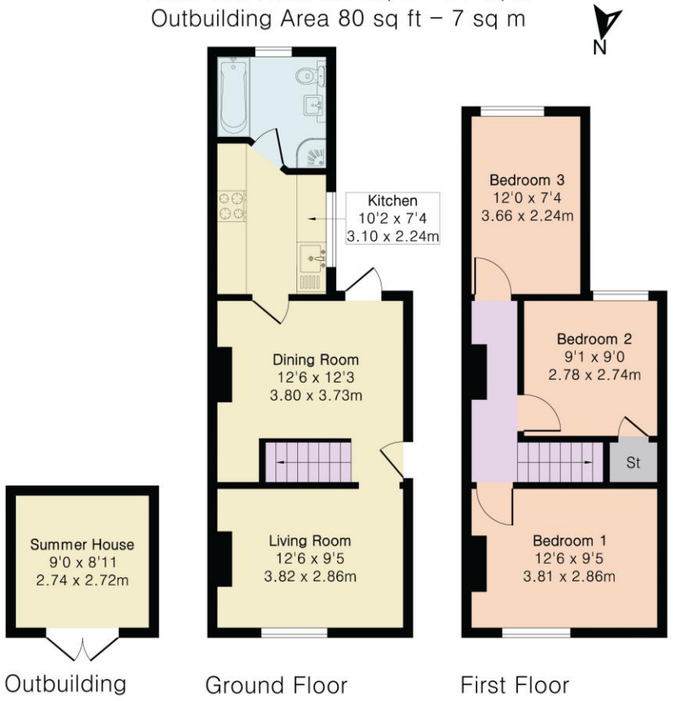
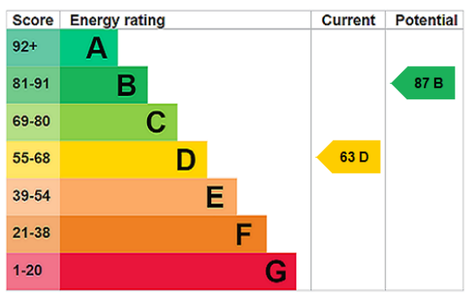
Approximate Gross Internal Area 765 sq ft - 71 sq m
(Excluding Outbuilding)
Ground Floor Area 397 sq ft – 37 sq m
First Floor Area 368 sq ft – 34 sq m
Outbuilding Area 80 sq ft – 7 sq m



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.

OASiS



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



35 Manor Place, Staines-upon-Thames, Surrey, TW18 1AE

£375,000

3	2	1	On-street	Yes	House	0.5 miles

Oasis are delighted to present this charming three-bedroom Victorian cottage, tucked away on a small residential road, just a stone's throw from Staines railway station and a short distance from the town centre. Refurbished by the current owners less than ten years ago, the home benefits from replacement double glazing, including sash-style windows to the front, a new central heating system, and a new kitchen and bathroom. The ground floor offers a welcoming living room and a separate dining/family room, providing flexible space for relaxing and entertaining. This leads through to a modern white gloss kitchen with an integrated electric oven, fridge freezer and gas hob. The ground-floor family bathroom features both a bath and a separate shower cubicle. Upstairs, there are three good-sized bedrooms, currently used as two doubles and a single. To the rear, the south-facing garden extends to over 50ft, with space for outdoor dining and established planting. A summerhouse/home office with power and lighting provides a useful additional space. Combining Victorian charm with modern comforts and a convenient location, this appealing home deserves an early viewing.

In accordance with Section 21 of the Estate Agents Act 1979, we disclose that this property is jointly owned by an employee of OASiS Estate Agents.

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

- Freehold
- End of Terrace
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Family Bathroom
- Large South-Facing Garden
- Home Office/ Summer House
- Close to Station
- Spelthorne Borough Council
- Tax Band C

The property is situated in a sought after location, close to the town centre and 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.





