



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Viewing: by appointment via our Staines Office.

Mallard Court
4 Clarence Street
Staines upon Thames
TW18 4SP

Tel: [01784 441818](tel:01784441818)

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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sales@oasisestateagents.com



27 Laleham Road, Staines-upon-Thames, Surrey, TW18 2DS

OIEO £400,000



2



2



1



Off street



Yes



House



0.4 miles

This spacious semi-detached Victorian house is located just half a mile from Staines Railway Station and a very short walk from the town centre and river Thames. The property benefits from a bay-fronted lounge, a modern open plan kitchen / diner with appliances and a downstairs WC. Upstairs, the property offers two double bedrooms, an additional storage room and a modern three-piece family bathroom. The property also features a rear landscaped garden and off-street parking to the front. This home is situated within the catchment areas of several local reputable schools and is close to major road and public transport links, High Street shops and amenities as well as Heathrow Airport.

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- Semi detached freehold house
- Off street parking
- Two bedrooms
- Two reception rooms
- One bathroom
- Landscaped garden
- Close to Staines mainline station
- Near to River Thames
- Spelthorne Borough Council Tax Band D £2,133 pa

The property is situated in a sought after location, close distance to Staines upon Thames town centre and Staines railway station, with easy access to the River Thames and its walks. Staines upon Thames is a prosperous riverside market town and, with London being close, Staines 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.

