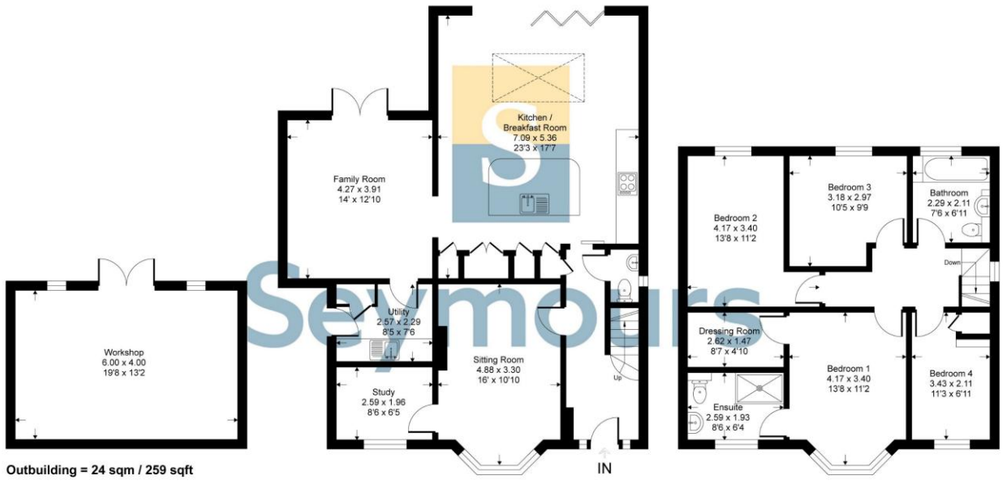
## Floorplan

### Riverside Close

Approximate Gross Internal Area = 155.7 sq m / 1676 sq ft
Approximate Outbuilding Internal Area = 24 sq m / 259 sq ft
Approximate Total Internal Area = 179.7 sq m / 1935 sq ft
Approximate Garden Length = 48 ft




**Outbuilding = 24 sqm / 259 sqft**

**Ground Floor = 92.2 sqm / 993 sqft**

**First Floor = 63.4 sqm / 683 sqft**

Whilst every attempt has been made to ensure the accuracy or the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.







Seymours











# Riverside Close
# Staines, Surrey, TW18 2LW
# £830,000 Guide Price

Freehold

Staines office 9-11 High Street, Market Square, Staines-Upon-Thames, Surrey, TW18 4QY
01784 682828 / mark@seymours-staines.co.uk / seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

To arrange a viewing please call our Staines office on 01784 682828

## Property details

- 4 bedrooms
- 2 baths
- EPC Rating To be confirmed
- 1935 sq. ft
- Fantastic Detached Family Home
- Four Bedrooms
- Family Bathroom
- Master Bedroom With Dressing Room & En Suite
- Downstairs Cloakroom
- Study & Utility Rooms
- Private Road
- Large Open Plan Kitchen/Dining Room
- Two Further Reception Rooms

Offering almost 2,000 square feet of well-planned accommodation, this detached family home has been thoughtfully extended and is presented in immaculate condition throughout. It is situated in a highly sought-after, private residential cul-de-sac. and perfectly positioned just moments from the scenic banks of the River Thames and its historic towpath. Features include a large welcoming hallway, a well-appointed living room with character bay window and feature open fireplace, fabulous extended open plan fitted kitchen with central island, dining area with bi-fold doors to rear garden, a large separate family room, study, utility room, downstairs cloakroom, four good size bedrooms upstairs, master bedroom with dressing room and en suite, additional family bathroom, landscaped rear garden with raised borders, covered seated area ideal for Al Fresco dining, large patio area and 19' x 13' workshop. Other features include off street parking to the front, rear vehicular access, and wet underfloor heating on the ground floor.

**Council tax band:** Tax band F
**Local authority:** Spelthorne Borough Council
**Tenure:** Freehold

**Viewings**
By appointment only
01784 682828 / mark@seymours-staines.co.uk





FABULOUS CONDITION THROUGHOUT



MASTER BEDROOM WITH EN SUITE & DRESSING ROOM.

