



Riverside, Staines-upon-Thames



# Riverside, Staines-upon-Thames

**£1,595,000 (Freehold)**

## Description

A 3/4-bedroom, 3 bathroom detached family home, arranged over 2 floors and covering 2909sqft, located on the banks of main stream Thames and set within gated grounds of 1/3rd of an acre, with pool house, 62ft mooring and slipway, 2 double garages, driveway for 6 vehicles and set in a premier private road.

The property is approached through mature and well-maintained grounds with large areas of lawn and shrub and tree borders.

The entrance hall is vaulted with an impressive cherry wood turning staircase. Double doors lead into the 29ft x 19ft Riverside Lounge with feature wood burning stove. The floor to ceiling windows and doors afford an elevated and direct view of the River Thames and access onto the extensive raised deck.

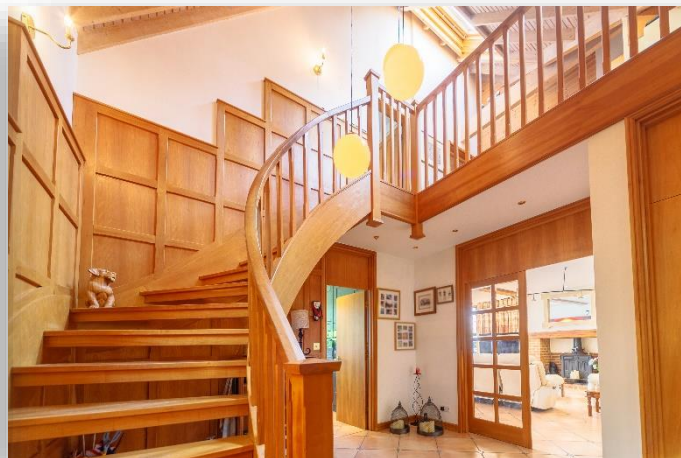
Double doors from the lounge lead into the separate dining room that can also be opened up to create one expansive entertaining space.

The kitchen breakfast room is luxury fitted with double ovens, central island and hob, integrated dishwasher and fridge freezer and additional space for American style, walk in larder cupboard and an array of floor and base units.

The Master Bedroom has vaulted ceiling, multiple floor to ceiling built in wardrobes, access onto a balcony overlooking the private gardens and an impressive full ensuite bathroom. There are 2 further double bedrooms one with an ensuite wet room, an additional family bathroom and laundry room and a fourth bedroom/office with built in cabin bed.

The grounds lead down to the 62ft mooring with slipway, mooring water point and power. The pool house is tiled and also has a shower.

Once onto the electronic gated driveway with ample parking for 6 vehicles, there are 2 detached double garages one with remote control door and large loft space over. The owner is known to Absolute Homes.



















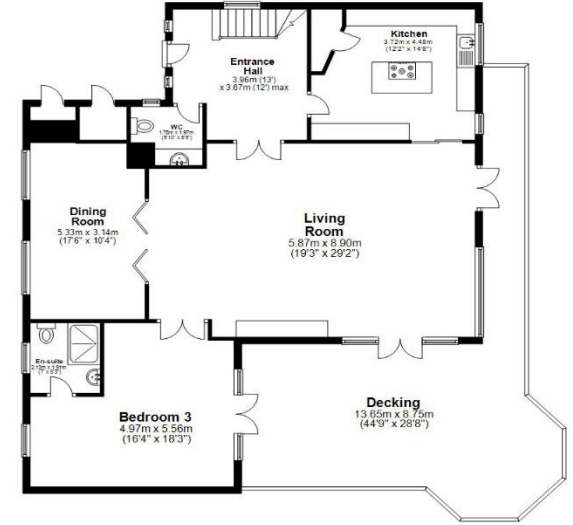
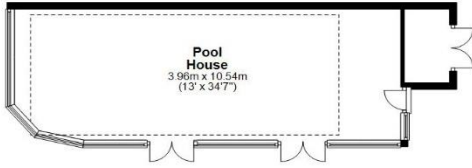
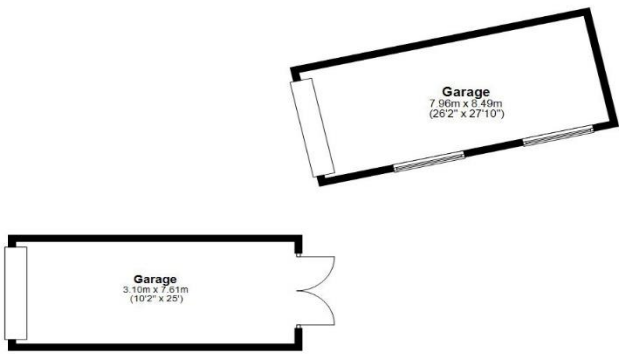




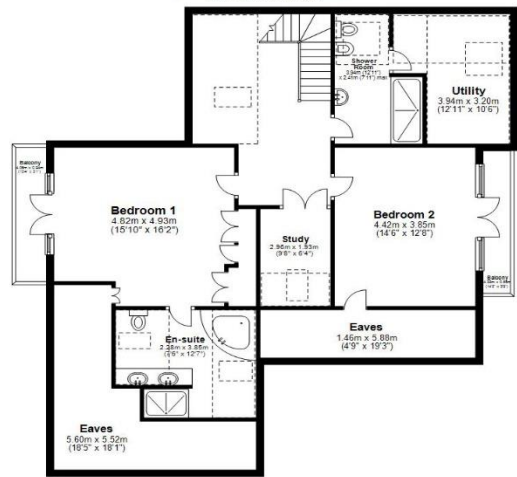




**Ground Floor**  
Main area: approx. 180.3 sq. metres (1728.0 sq. feet)  
Plus porch, approx. 11.0 sq. metres (118.0 sq. feet)  
Plus swimming pool, approx. 11.0 sq. metres (118.0 sq. feet)



**First Floor**  
Main area: approx. 110.0 sq. metres (1183.0 sq. feet)  
Plus porch, approx. 8.0 sq. metres (85.0 sq. feet)



Main area: Approx. 270.3 sq. metres (2909.9 sq. feet)  
Plus garage, approx. 22.0 sq. metres (235.0 sq. feet)  
Plus outbuildings, approx. 44.1 sq. metres (474.2 sq. feet)  
Plus decking, approx. 3.9 sq. metres (41.9 sq. feet)  
Plus decking, approx. 47.9 sq. metres (514.8 sq. feet)

Floor plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

# Absolute Homes

Absolute Homes Residential Ltd, Riverside, Staines-upon-Thames, TW18 3NJ  
Tel: 01784 557 898 Email: info@absolute-homes.co.uk Website: absolute-homes.co.uk

# Water Side Residential

Boldre House, Weston Green, Thames Ditton, Surrey KT7 0JP T 0208 398 9400