



**Temple Gardens, Staines-upon-Thames**

# Temple Gardens, Staines-upon-Thames

Guide Price £5,000 pcm

## DESCRIPTION

This impressive south facing detached family home is situated within a highly desirable location, being in one of the areas Premier and Private roads, set within beautifully landscaped gardens of approximately a third acre, leading directly down to the water's edge and views towards Penton Lake, with access to mainstream Thames. The property benefits from a 65ft deep water private mooring on a quiet back water. From here access to Penton Lake and mainstream Thames is effortlessly possible.

The property itself, extending to approximately 3,808 square feet, enjoys spacious accommodation to both floors. The property has a superbly planned flowing layout for entertaining with a generous sized entrance hallway accessing the drawing room, kitchen and separate living room, in turn leading to the study, dining room and conservatory.

Double opening French doors open directly onto a full width raised terrace from the 2 principal reception rooms offering wonderful views over the south facing garden and river beyond. The spacious kitchen/breakfast room is fitted together with a breakfast bar.

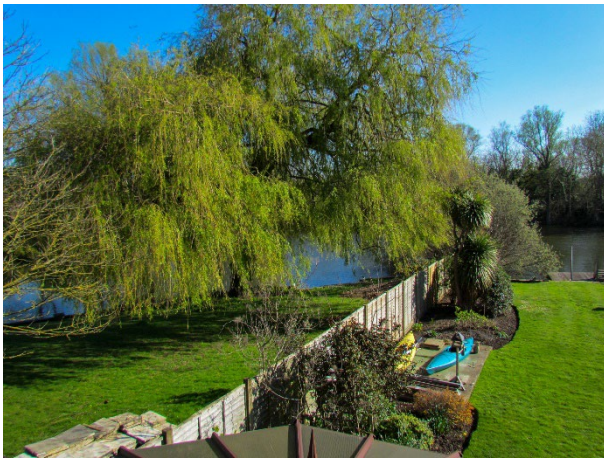
The master bedroom suite provides a spacious, comfortable, and relaxed double aspect space comprising a large dressing area with a range of floor to ceiling built-in wardrobes and a full en-suite bathroom. There are French doors giving access to the balcony with views over the garden and River beyond. Three further double bedrooms are on the first floor, together with 2 additional bathrooms.

To the front of the property is a substantial driveway with off street parking for at least 6 vehicles. From there is access to a carport and double garage to one side of the property. Mature borders border the driveway.

The riverside gardens enjoy a southerly aspect with a good deal of privacy extending to approximately 100 feet. The garden boasts an extensive paved and raised terrace with steps down to the large lawned garden with shrub borders and flower beds. By the River are steps leading to the mooring and pontoon mooring, together with a large breeze house perfect for outside entertaining, all designed to take advantage of the enviable location.

Rent as Unfurnished – Available from 12<sup>th</sup> March 2024 – PET FRIENDLY TOO





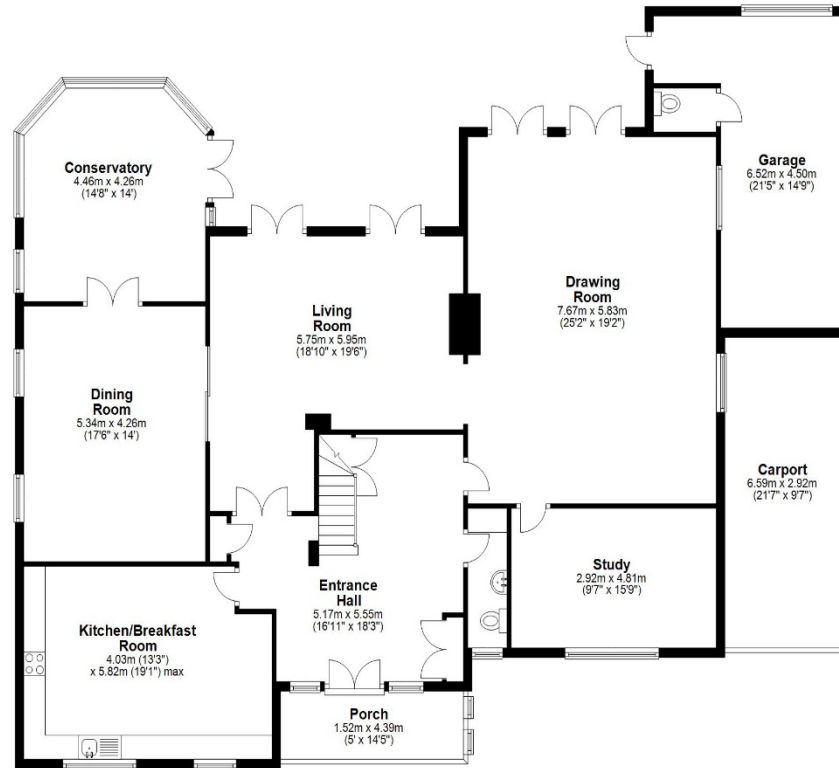






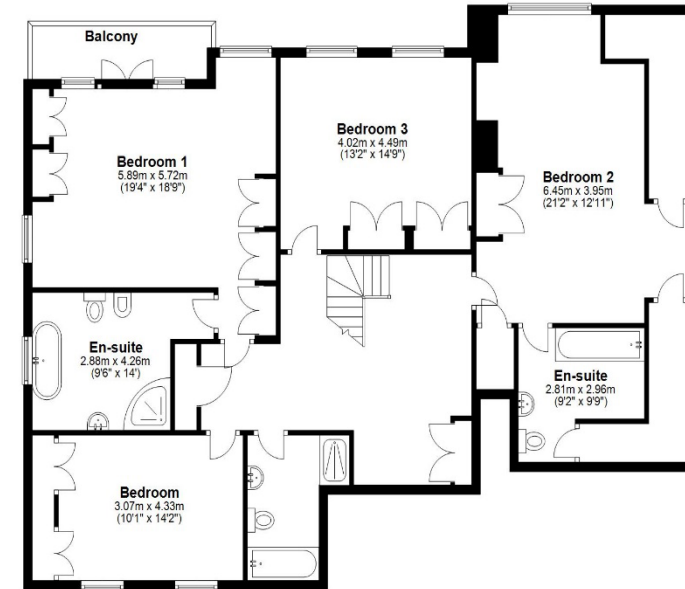
### Ground Floor

Approx. 204.3 sq. metres (2198.7 sq. feet)



### First Floor

Approx. 149.6 sq. metres (1610.1 sq. feet)



Total area: approx. 353.8 sq. metres (3808.8 sq. feet)

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

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.

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