



Absolute Homes

Lammas Drive, Staines-upon-Thames



## DESCRIPTION:

We are delighted to be offering for sale this Freehold piece of land with versatile use with a sizable frontage and accommodation in the form of a mobile home with mains services.

The land is at the end of a peninsula offering privacy and seclusion yet within minutes' walk of Central Staines. Access to the land is via a short boat hop ( approx. 45 seconds) to this wonderful Riverfront plot.

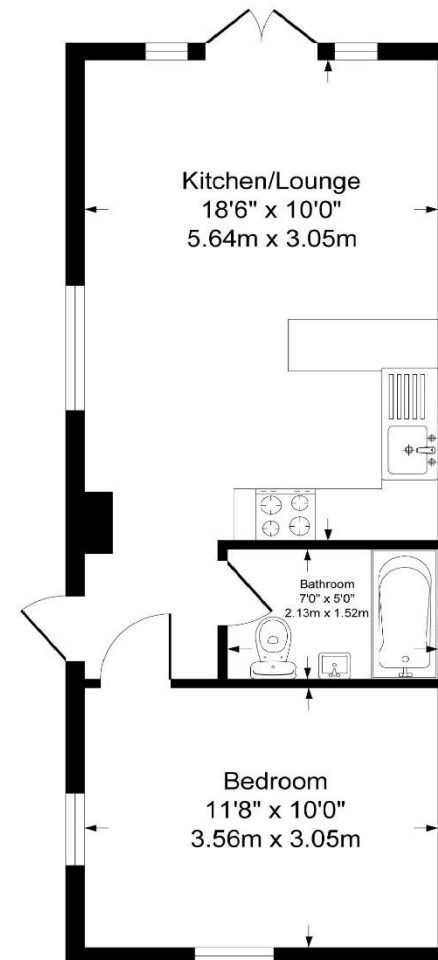
The mobile home has one bedroom, a sizable lounge/kitchen and a full bathroom, this could be upgraded to a more modern structure or used as is.

The immediate vicinity is known as Old Staines Village including St Mary's Church with its impressive Gothic architecture. To add to this is the Bells public house dating back to the 17th Century and being a truly 'local's venue'. Staines upon Thames town centre with its variety of independent shops, bars, restaurants, shopping centre and cinema are all within 0.5 miles, Staines mainline railway station serving London Waterloo is within 0.9 miles having regular services to London averaging 40 minutes in journey time and over 100 trains a day, making a commute to work incredibly straight forward. The motorway network via the M25 to the M3 and M4 are also readily accessible.

This is a superb opportunity to own a piece of Freehold land with direct frontage to main stream Thames in a superb location and viewing is highly recommended.







Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

## INFORMATION

<b>TENURE:</b>	Freehold
<b>EPC:</b>	Exempt
<b>PRICE:</b>	£350,000
<b>COUNCIL:</b>	Royal Borough of Windsor and Maidenhead
<b>COUNCIL TAX:</b>	Band A





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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.

