



The Willows, Riverside

# The Willows, Riverside

£1,500,000 (Freehold)

## Summary

A 5 bedroom 3 bathroom detached home situated on the banks of the Thames in a Premier private road with no onward chain.

## Description

We are pleased to offer for sale this detached well-proportioned home set in well-manicured grounds and with gated access. The property has well planned and versatile accommodation over 2 floors and offers on the ground floor a large Riverside Lounge, opening into a dining room and open plan to the luxury fitted kitchen. From the lounge are sliding doors accessing the large veranda and overlooking the River Thames and Riverside gardens.

On the first floor is the impressive master bedroom suite covering the width of the property with three sets of doors to a full width balcony and direct views of the River. Two further double bedrooms, one with en-suite shower room complete the first floor, both have access to a balcony overlooking the rear garden.

The property is situated on a good size plot with a detached double garage and parking for numerous vehicles. There is a self-contained detached studio chalet ideal for guests. Viewings are strongly advised to fully appreciate the size, location and finish of this Riverside home.

Staines upon Thames has a comprehensive shopping centre and good rail links to London (Waterloo 30 minutes) The motorway network via the M25,M3 and M4 are close by as is access to Heathrow Airport. There are numerous open green spaces and Riverside walks within walking distance of this home.





## INFORMATION

<b>TENURE:</b>	Freehold
<b>COUNCIL TAX:</b>	G
<b>COUNCIL:</b>	Runnymede Borough Council
<b>EPC:</b>	C
<b>PRICE:</b>	£1,50,000



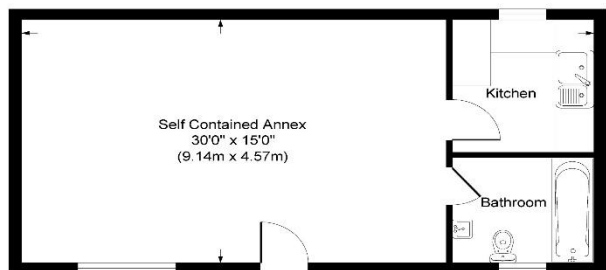




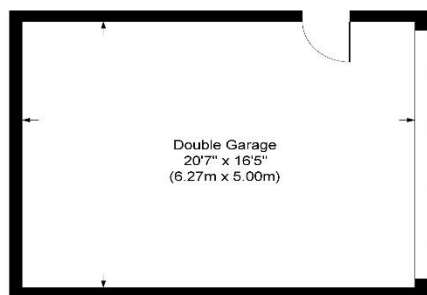


# Approximate Gross Internal Area 3072 sq ft - 285 sq m

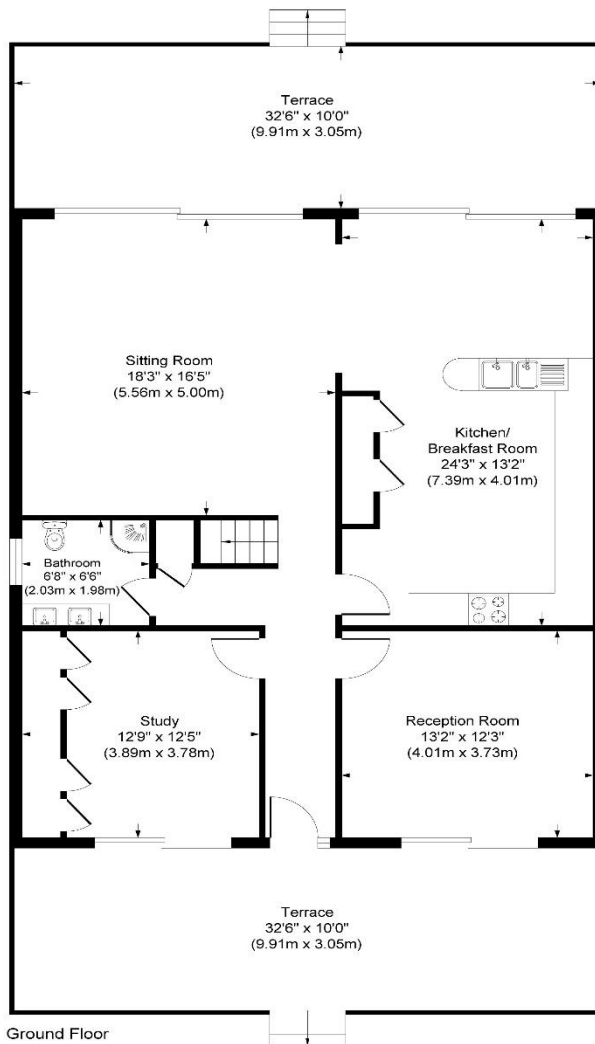
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



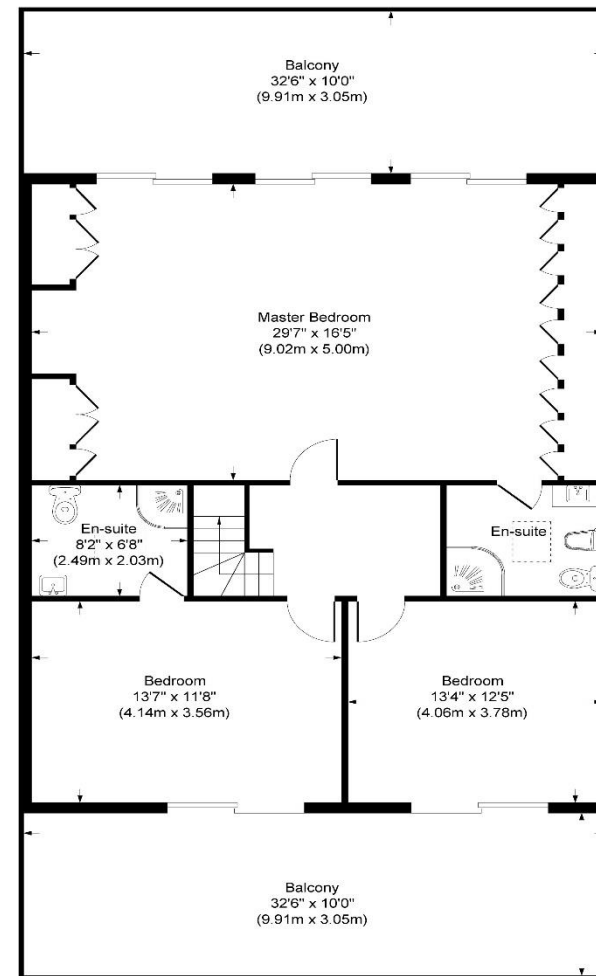
Annex



Garage



Ground Floor



First Floor

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.

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.

01784 557 898 | [info@absolute-homes.co.uk](mailto:info@absolute-homes.co.uk) | [absolute-homes.co.uk](http://absolute-homes.co.uk)

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