



**Coppermill Road, Staines-Upon-Thames, TW19 5NR**  
**£1,350,000**

An exceptional detached four-bedroom home set on a generous plot in this highly sought-after residential area, conveniently located for local shops, Wraysbury train station, and excellent transport links. The ground floor offers versatile and spacious living accommodation, including four reception rooms, a fitted kitchen/dining room, a separate utility room, and a cloakroom. Upstairs, the property features four well-proportioned bedrooms, with ensuite shower rooms to the principal and second bedrooms, as well as a modern family bathroom. Externally, the property boasts an impressive rear garden extending over 300 feet, complete with a workshop and three garages. To the front, a gated entrance leads to a substantial driveway providing ample off-street parking, along with a covered car port. This fantastic home is ideally suited for a growing family, and early viewings are strongly recommended.

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075









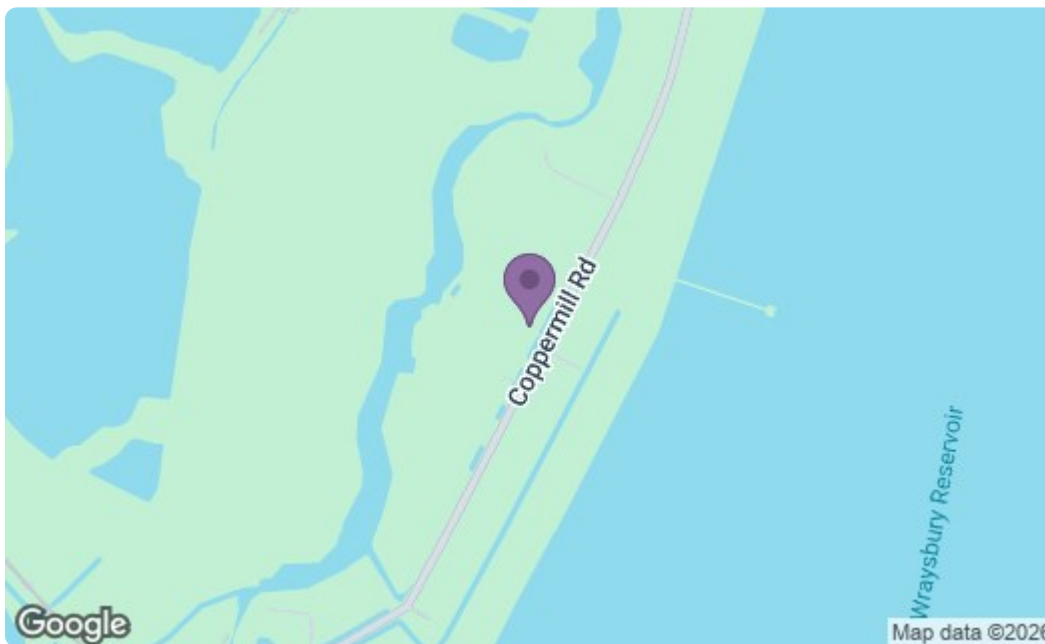






Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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