



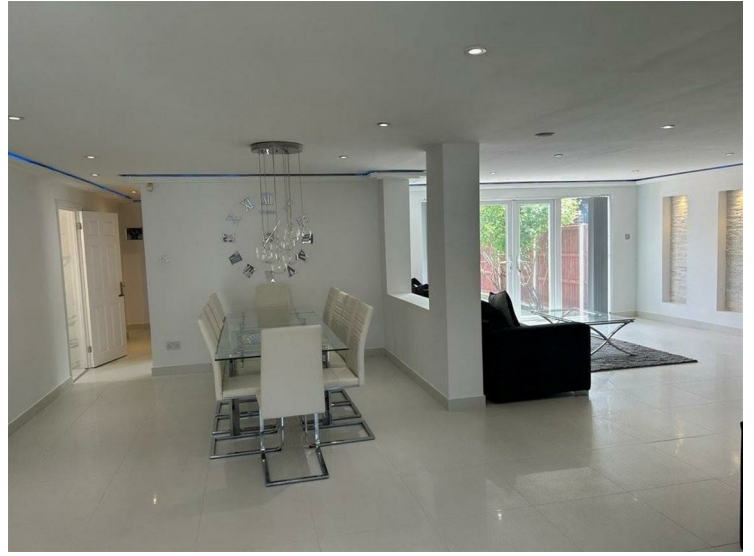
Coppermill Road, Staines-Upon-Thames, TW19 5NW

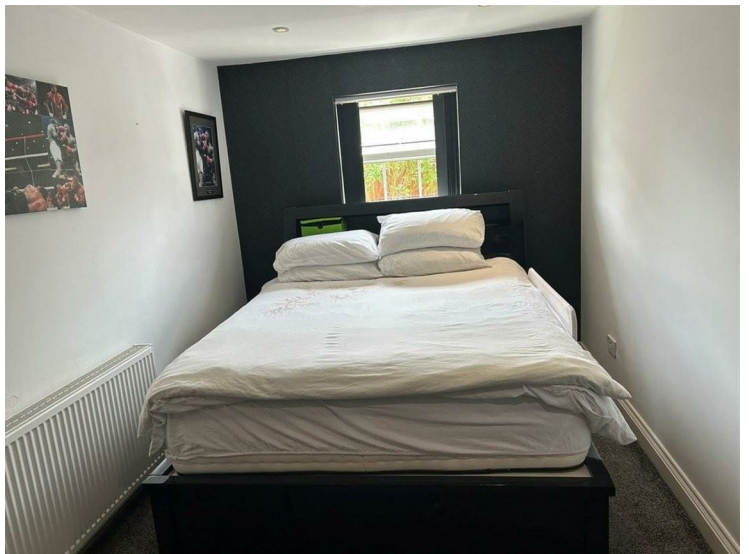
Offers In The Region Of £860,000

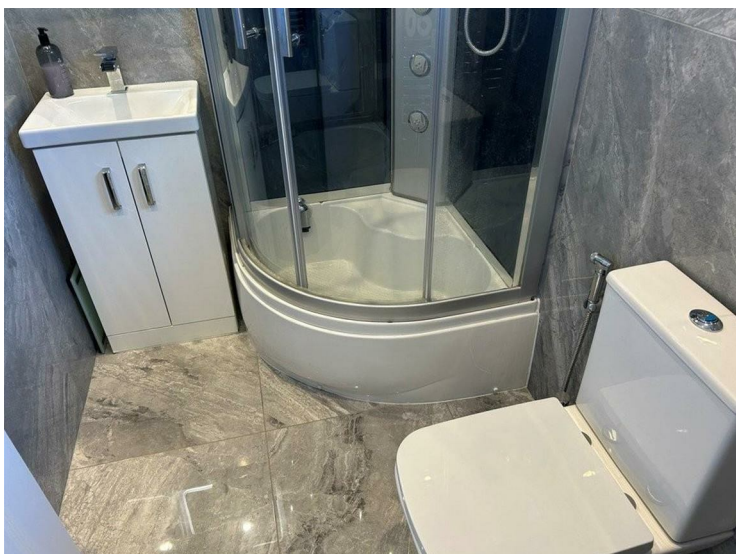
A beautifully presented three-bedroom detached bungalow, ideally situated in this popular residential location, offering convenient access to Wraysbury Railway Station, local shops, the M4 Motorway, M25 Motorway, and the A4. The spacious and versatile accommodation comprises an open-plan lounge with French doors opening onto the rear garden, a fitted kitchen/dining room, utility room, three generous bedrooms, including a rear bedroom benefiting from a walk-in wardrobe, together with two shower rooms and a family bathroom. Externally, the property enjoys an approximately 70ft rear garden with both patio and lawn areas, providing an excellent space for outdoor entertaining and family enjoyment. To the front, there is ample off-street parking for multiple vehicles. Further benefits include excellent potential to extend, subject to the necessary planning permissions (STPP), making this an ideal opportunity for purchasers seeking a home with future development potential.

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





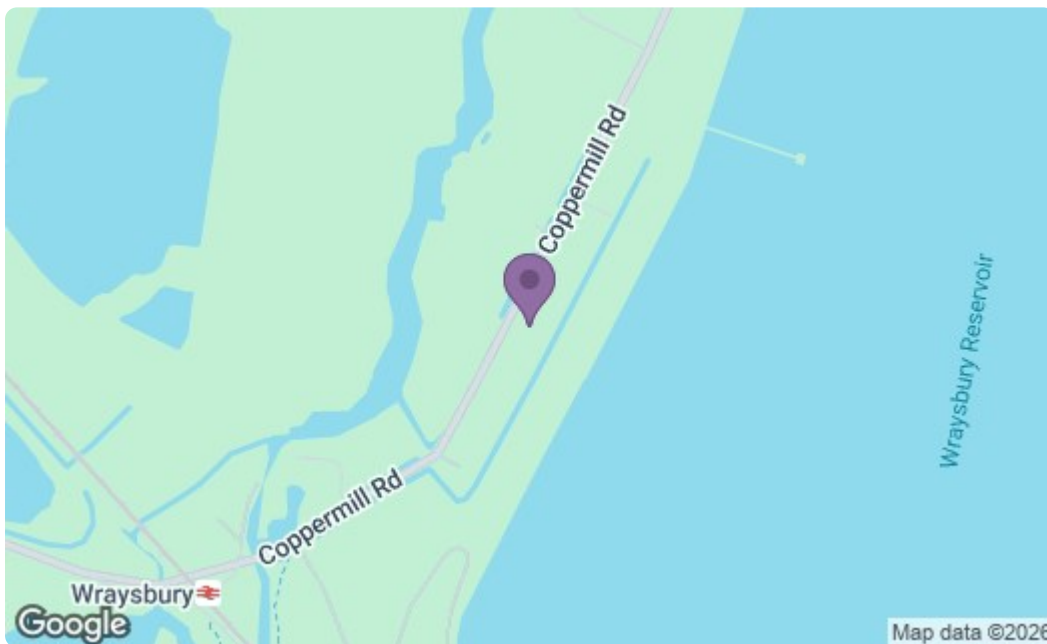




Please note that it is not our policy to test services, heating systems and domestic appliances and we

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. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

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