



**Hithermoor Road, Staines-Upon-Thames, TW19 6BB**  
**Guide Price £1,099,950**

**DBK**  
ESTATE AGENTS



This truly outstanding detached home has been extensively extended and completely reimagined to deliver a statement family residence of approximately 2,815 sq ft, arranged over three impeccably designed floors. Every element has been finished to a bespoke, luxury standard, creating a home that feels both elegant and effortlessly functional.

At the heart of the property is a spectacular, high-end kitchen fitted with premium integrated appliances. A large family room provides a relaxed yet refined setting, complemented by an additional reception room and a formal dining room, offering exceptional flexibility for modern lifestyles and entertaining on any scale.

The first and second floors host five beautifully appointed bedrooms, all with bespoke fitted wardrobes, including two sumptuous ensuite bedrooms. A striking family bathroom showcases contemporary design and high-quality finishes, while a stylish ground floor WC adds further practicality. The spacious and open first-floor landing enhances the sense of volume and light throughout the home.

Outside, the landscaped rear garden offers a private and tranquil retreat, complete with side gated access, ideal for both family enjoyment and entertaining. To the front, a smartly arranged driveway provides ample off-street parking.

Hithermoor Road is a quiet residential road situated in the popular village of Stanwell Moor, offering a peaceful setting with a strong sense of community. The location benefits from convenient access to local shops, well-regarded schools and open green spaces, while also being ideally placed for commuters, with excellent road links to the M25, M4, and Heathrow Airport. Nearby Staines-upon-Thames provides a wider range of shopping, dining, and leisure facilities, making this an ideal location for those seeking a balance between village living and everyday convenience.



## Key Features

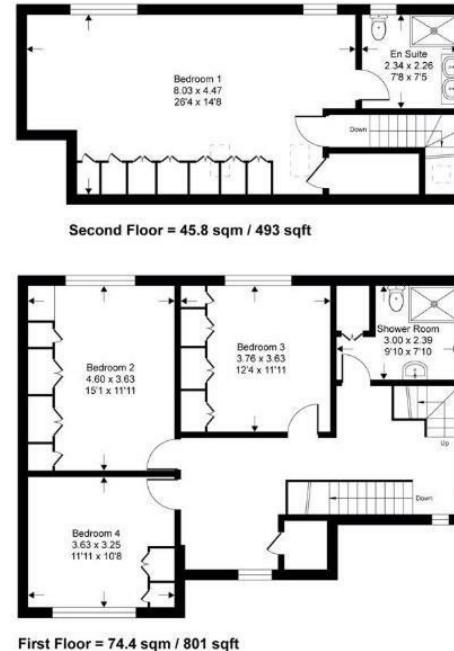
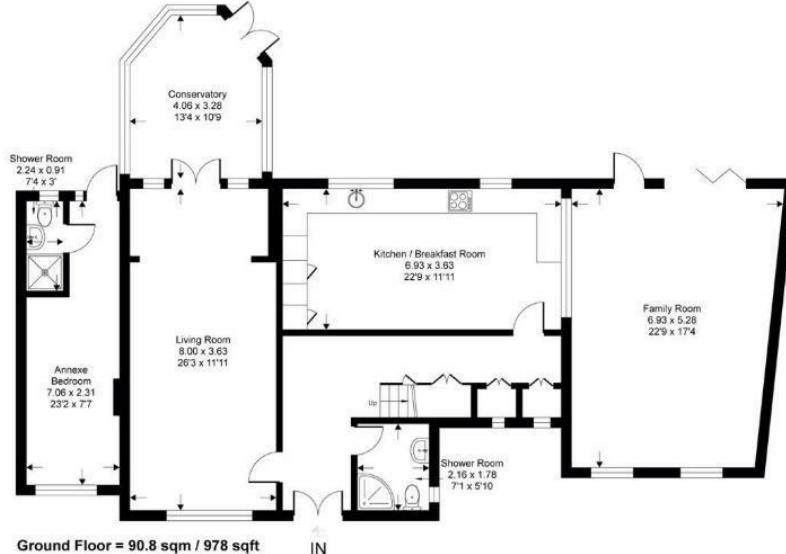
- Spectacular detached family residence, recently extended and fully refurbished to an exceptional bespoke standard
- Approximately 2,815 sq ft of beautifully designed accommodation arranged over three impressive floors
- High-end, luxury kitchen with premium integrated appliances
  - Large family room ideal for everyday living, complemented by an additional reception room and a formal dining room
- Five generously proportioned bedrooms, all with bespoke fitted wardrobes
- Two luxurious ensuite bedrooms offering privacy and comfort
- Stunning contemporary family bathroom plus a stylish ground floor WC + Additional Shower Room
- Spacious and open first-floor landing enhancing light and flow
- Professionally landscaped rear garden providing a private outdoor retreat with side gated access
- Attractive front garden with ample off-street parking



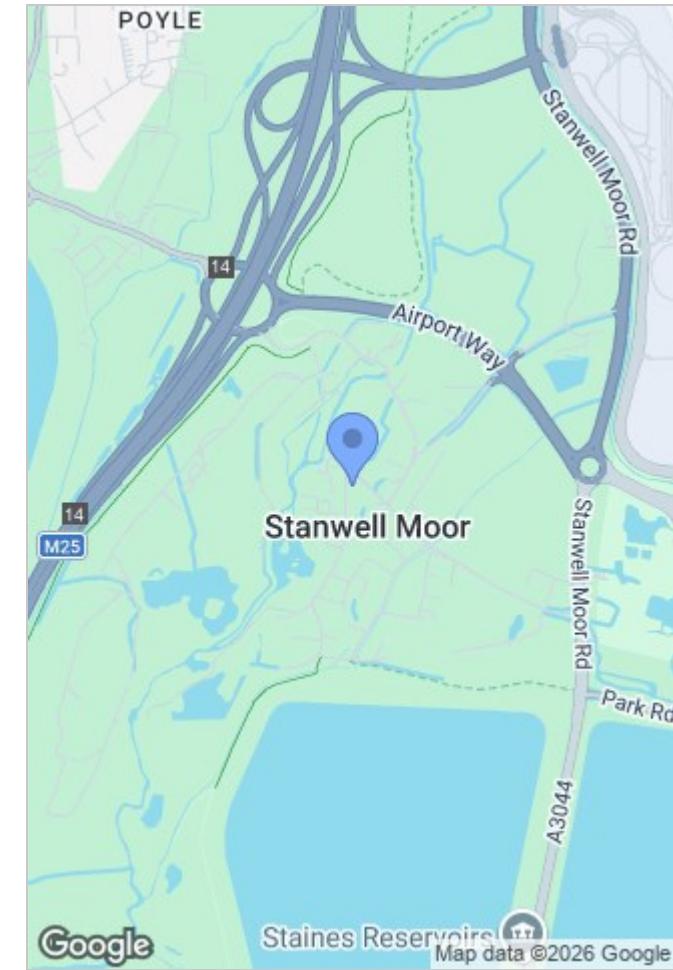
## Hithermoor Road



Approximate Gross Internal Area = 211 sq m / 2272 sq ft  
 Approximate Annexe Internal Area = 16.3 sq m / 176 sq ft  
 Approximate Outbuilding Internal Area = 34 sq m / 367 sq ft  
 Approximate Total Internal Area = 261.3 sq m / 2815 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| England & Wales   |   |         |           |