

ASPEN
SALES & LETTINGS

21 St. Pauls Road, Staines-Upon-Thames, TW18 3HG

£675,000

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This lovely, light-filled five-bedroom detached home offers approximately 1,320 sq. ft. of well-proportioned and versatile accommodation, with a further 282 sq. ft. provided by the impressive garden room. The ground floor features a spacious double reception room, a large modern kitchen/dining room and three bedrooms, including a generous principal bedroom with an en-suite shower room. A family bathroom completes this level, while upstairs are two further bedrooms served by an additional cloakroom, making the layout ideal for larger families, guests or those requiring flexible working space.

Outside, the property enjoys a beautifully landscaped and particularly generous rear garden, thoughtfully planted to create an attractive setting for relaxing and entertaining. An absolute highlight is the exceptionally spacious summer house, offering a superb and highly versatile space that would make an excellent home office, gym, studio, games room or entertaining area. Positioned on the borders of Egham, the property is within easy reach of Egham High Street while also being just a few minutes' walk from Staines town centre and the River Thames, providing convenient access to an excellent range of shops, restaurants, transport links and riverside walks.

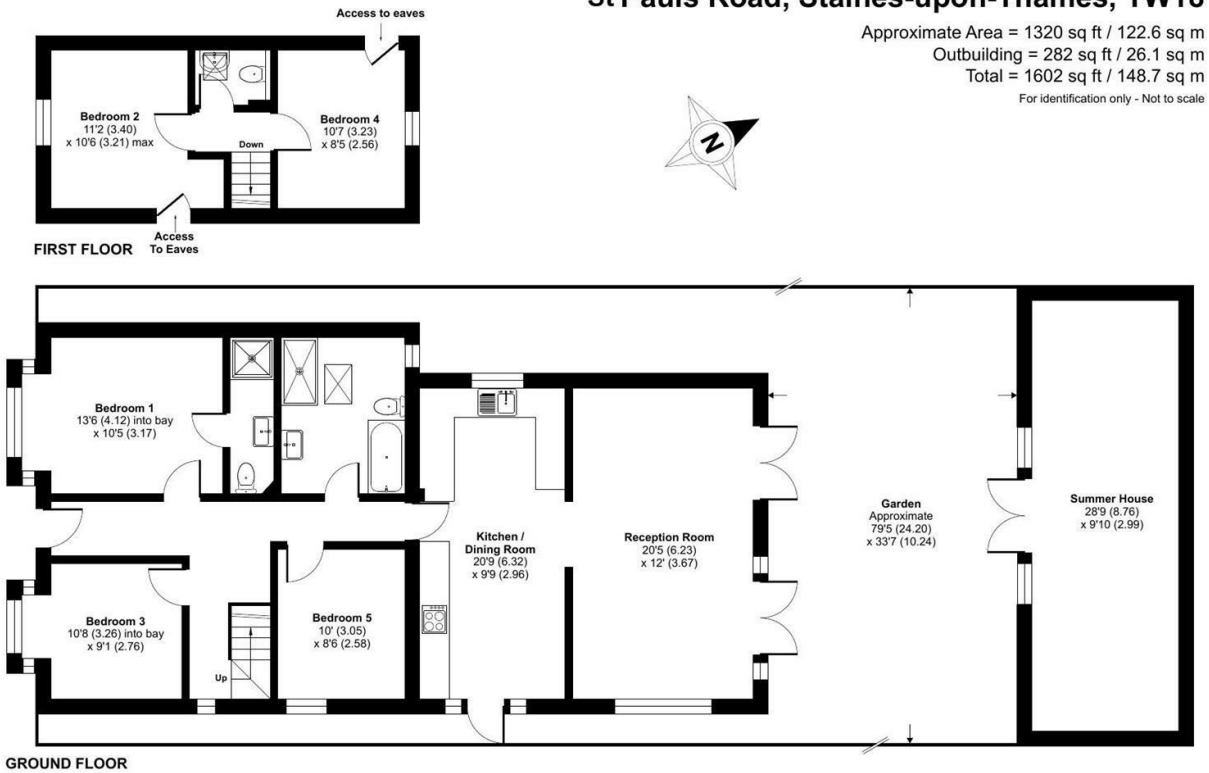




Floor Plan

St Pauls Road, Staines-upon-Thames, TW18

Approximate Area = 1320 sq ft / 122.6 sq m
Outbuilding = 282 sq ft / 26.1 sq m
Total = 1602 sq ft / 148.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Aspen Estate Agents Limited. REF: 1522655





Features

- 5-Bedroom Detached Home
- Substantial Garden Room with electric
- Double Reception/Dining Room
- 2 Bathrooms Plus Cloakroom
- Exceptionally Large & Beautifully Landscaped Rear Garden
- Driveway Parking
- EPC Rating: E/Council Tax Band: D

5 2 2 D

Tenure - Freehold Council Tax Band - E

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