



11 Mayfield Gardens, Staines-upon-Thames, Surrey, TW18 3LG

Offers in the region of £1,000,000



4



2



3



Yes



Yes



Bungalow



1.6 miles

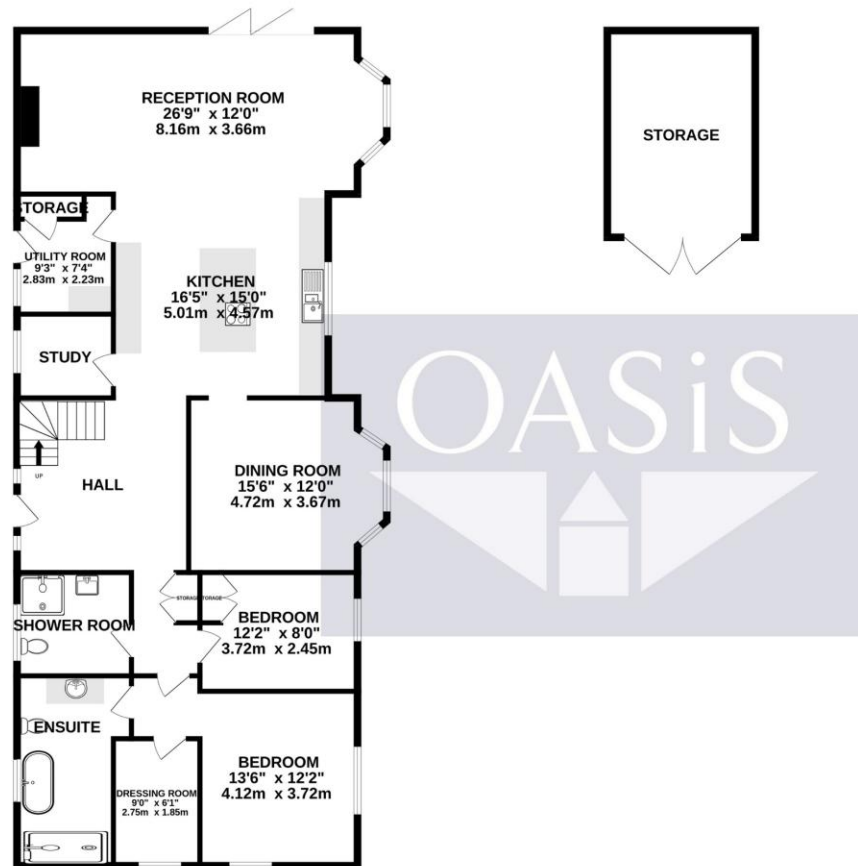
Nestled in the highly sought-after area of Staines-upon-Thames, this impressive chalet bungalow offers convenient access to local amenities and excellent transport links. The property boasts four spacious double bedrooms, ideal for family living or accommodating guests, and features underfloor heating throughout for year-round comfort.

Positioned on a generous corner plot, the home provides a wonderful sense of space both inside and out. It includes two dressing rooms and three bathrooms, perfectly suited to modern family life. Additional highlights such as a utility room and a study make it ideal for home working or extra storage.

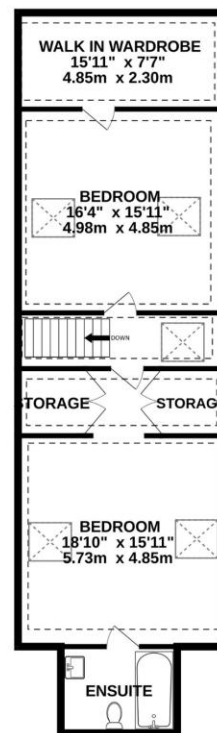
A large driveway offers ample off-road parking, enhancing the property's practicality. Staines-upon-Thames is a vibrant community with nearby parks, leisure facilities, and local conveniences. The home is presented in excellent condition and ready for immediate occupancy.

Further benefits include CCTV security, a remote-controlled electric front gate, electric window blinds, an above-ground swimming pool, a bespoke wooden and glass staircase, and an expansive garden with a patio area—perfect for outdoor entertaining.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2523sq.ft. (234.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that under the Consumer Protection Regulations we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.

- Four Double Bedrooms
- Three bathrooms
- CCTV security system
- Remote-controlled electric front gate
- Electric window blinds
- Under floor heating
- Large Driveway
- Above Ground Swimming Pool
- Large Garden
- Utility Room & Study
- Runnymede Borough Council
- Tax band F - £3,437.86

The property is situated in a sought after location, close to the town centre and on the banks of the River Thames. Staines-upon-Thames is a prosperous riverside market town, with direct rail links to London (Waterloo 35 minutes and Reading 42-50 minutes) and immediate access onto the motorway network via the M25 leading to the M3 and M4. Heathrow Airport is a short distance away. With a vibrant pedestrianised High Street, boasting an extended range of shops and facilities, Staines-upon-Thames is popular with both buyers and renters alike.

