



Mayfield Avenue
New Haw, Surrey, KT15 3AG
£875,000 Guide Price

Property details

-  4-5 bedrooms
-  2 baths
-  EPC Rating C
-  2026 sq. ft
-  Byfleet & New Haw 1.2 miles

A beautifully presented and generously proportioned family residence, offering approximately 2,026 sq ft of exceptional living accommodation, with the flexibility of four to five double bedrooms.

The property provides an outstanding balance of elegant family living and versatile entertaining space. At its heart is the impressive kitchen/breakfast/living room, thoughtfully renovated by the current owners to create a stylish and contemporary space. The modern kitchen is complemented by integrated appliances and a breakfast bar, while the adjoining seating area is beautifully framed by bi-folding doors, creating a seamless connection to the rear garden and an ideal setting for both relaxed family living and entertaining.

A separate utility room benefits from convenient side access to the garden. The welcoming entrance hall leads to a versatile office/bedroom, a substantial bay-fronted bedroom with en-suite shower room, and a stylish cloakroom.

The first floor comprises three well-appointed double bedrooms. Two are positioned to the front of the property, while the impressive principal bedroom enjoys a desirable rear aspect, opening onto a private balcony and further benefiting from a walk-in wardrobe and luxurious en-suite shower room. The remaining bedrooms are served by a beautifully appointed family bathroom.

Externally, the property is approached via a generous driveway providing off-road parking for several vehicles. To the rear is an attractive, enclosed and low-maintenance garden, providing an excellent private setting for family enjoyment, outdoor entertaining and alfresco dining.

Ideally positioned within easy walking distance of a range of local shops, highly regarded schools for all age groups and

Byfleet & New Haw mainline railway station, the property is particularly well connected. From West Byfleet, fast and frequent services provide a journey time of approximately 30 minutes to London Waterloo. For those travelling by road, the A3, M3 and M25 are all within convenient reach, providing excellent access to London, Heathrow and Gatwick airports, as well as the wider motorway network.

An exceptional family home combining stylish modern living, generous proportions and excellent connectivity, ideally suited to contemporary family life.

Transport Links

Byfleet & New Haw 1.2 miles
West Byfleet 1.3 mile
Addlestone 1 9 miles

Schooling Facilities

Primary
New Haw Community Junior School
West Byfleet Junior School

Secondary
Fullbrook School
Heathside School
Jubilee High School
David Bishop Brown

Council tax band: Tax band F

Local authority: Runnymede Borough Council

Tenure: Freehold

Viewings

by appointment only

[01932 354494 / westbyfleet.admin@seymours-wba.co.uk](mailto:westbyfleet.admin@seymours-wba.co.uk)

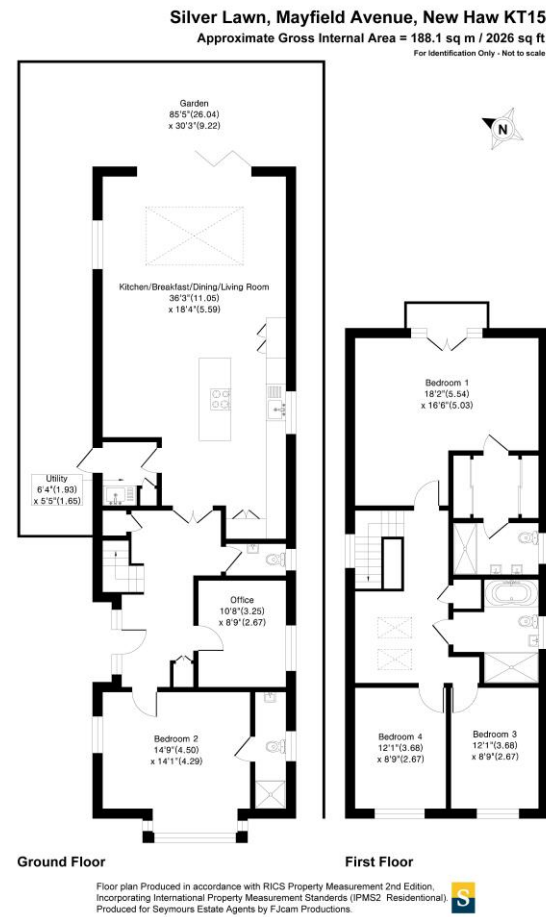


Beautifully presented

Exceptional living
accommodation



Floorplan



West Byfleet office Seymours Estate Agents, West Lodge, Station Approach, West Byfleet, Surrey, KT14 6NG
 01932 354494 / westbyfleet.admin@seymours-wba.co.uk / seymours-estates.co.uk



The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.