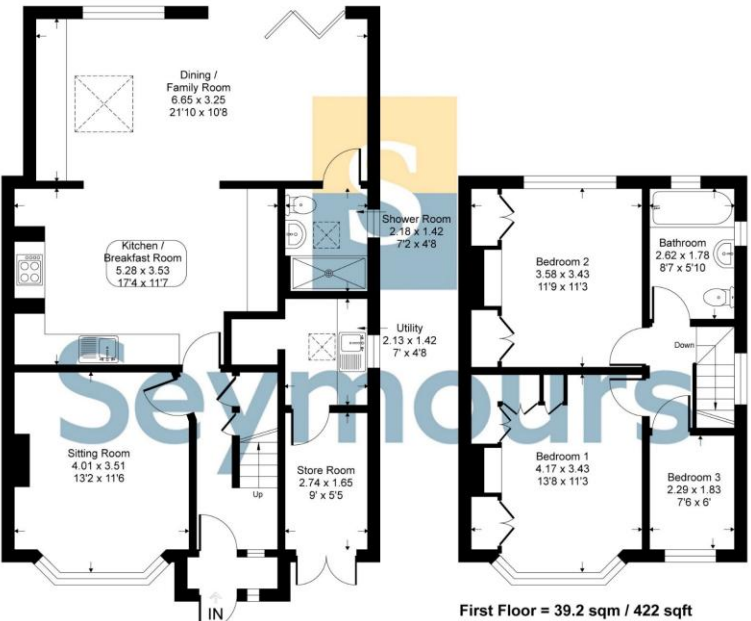


Pavillon Gardens

Approximate Gross Internal Area = 110.3 sq m / 1188 sq ft
Approximate Outbuilding Internal Area = 4.5 sq m / 49 sq ft
Approximate Total Internal Area = 114.8 sq m / 1237 sq ft
Approximate Garden Length = 72 ft



Ground Floor / Garage = 75.7 sqm / 815 sqft

First Floor = 39.2 sqm / 422 sqft

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.



Seymours



Pavilion Gardens
Staines, Surrey, TW18 1LS
£640,000 Offers Over

Freehold

Staines office 9-11 High Street, Market Square, Staines-Upon-Thames, Surrey, TW18 4QY
01784 682828 / mark@seymours-staines.co.uk / seymours-estates.co.uk

To arrange a viewing please call our Staines office on 01784 682828

Property details

- 3 TO 4 bedrooms
- 2 bath/shower rooms
- EPC D
- 1,237 sq. ft

A beautifully presented and thoughtfully extended 1930s semi-detached family home, which has been tastefully remodelled and enhanced by the current owners during their 25-year ownership. The result is a stylish and versatile home, offering well-balanced accommodation designed perfectly for modern family living and entertaining.

The ground floor begins with an inviting entrance hall leading into a charming living room, featuring an attractive bay window and fireplace. The true heart of the home is the impressive open-plan kitchen and dining area, which has been designed with both everyday family life and entertaining in mind. Finished to a high specification, the kitchen features a comprehensive range of well-proportioned units, extensive work surfaces, a bespoke brick-built range cooker area and a central island.

The kitchen flows seamlessly into a bright and spacious family area, creating an impressive open-plan living space. Bi-fold doors provide a wonderful connection to the rear garden, while a bespoke media wall, installed in 2025, forms an attractive focal point to the room. The ground floor is further complemented by a useful utility room and a contemporary downstairs shower room.

Upstairs, there are two generous double bedrooms, a further single bedroom and a family bathroom.

Outside, the front of the property benefits from a modern resin driveway providing off-street parking, together with an EV charging point. Double opening doors access a generous storage room. The well-maintained rear garden provides an excellent extension of the living accommodation and is ideally suited to outdoor dining, entertaining and relaxing. The garden also benefits from a substantial garden shed and a feature pergola.

Situated in a highly sought-after location, the property is within easy reach of Staines town centre and the River Thames, whilst offering a superb combination of stylish interiors, versatile accommodation and excellent outdoor space.



FABULOUS EXTENDED
FAMILY HOME



IMMACULATE
CONDITION
THROUGHOUT

