



Fairfield Avenue, Staines-Upon-Thames, TW18 4JH
Guide Price £400,000

DBK
ESTATE AGENTS



Situated within a modern new-build development, this stylish first-floor apartment offers contemporary living with excellent amenities.

The property features two generously sized double bedrooms, including a master with an ensuite, providing both comfort and privacy. A bright and airy open-plan living space seamlessly connects to a large private balcony, perfect for relaxing or entertaining. The modern kitchen is fitted with high-quality integrated appliances and flows into the reception and dining area, creating a versatile and inviting atmosphere. The apartment also boasts a chic family bathroom suite, ample storage, and a secure entry system for peace of mind.

With the convenience of lift access, allocated parking, and beautifully maintained communal gardens, this home is designed for both style and practicality. Residents also benefit from exclusive access to a private gym.

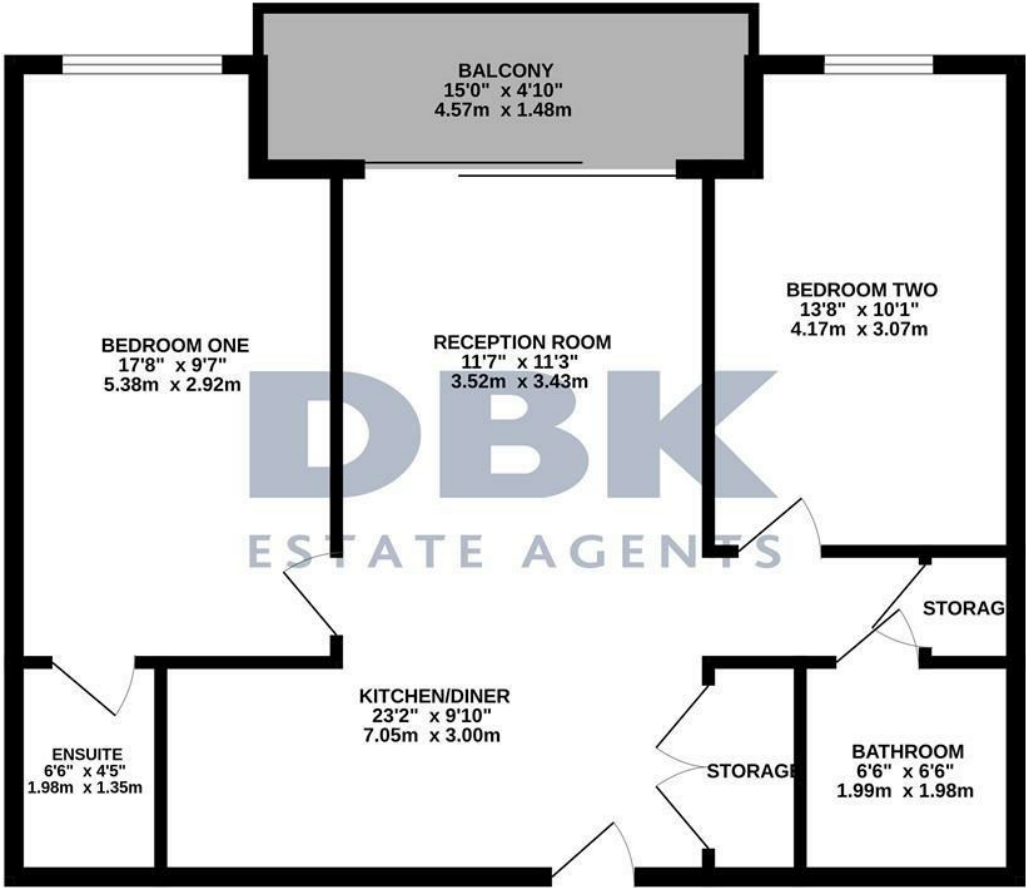
Staines-upon-Thames is a vibrant riverside town in Surrey, offering a perfect balance of urban convenience and scenic charm. Situated on the banks of the River Thames, it provides picturesque walks, green spaces, and a relaxed waterside atmosphere while maintaining excellent transport links to London and beyond. The town boasts a bustling shopping scene with The Elmsleigh Centre and Two Rivers Shopping Park, featuring a wide range of retail stores, restaurants, and entertainment options.

Key Features

- **Modern New Build Development**
 - **Residents Gym**
 - **First Floor Apartment**
- **Two Double Bedrooms (Master with Ensuite)**
- **Bright + Airy Open Plan Living Leading to Large Balcony**
- **Modern Kitchen with Integrated Appliances**
 - **Reception/ Dining Area**
 - **Chic Family Bathroom Suite**
- **Ample Storage + 990 Years Lease + Secure Entry System + Lift Access**
- **Allocated Parking + Communal Gardens**

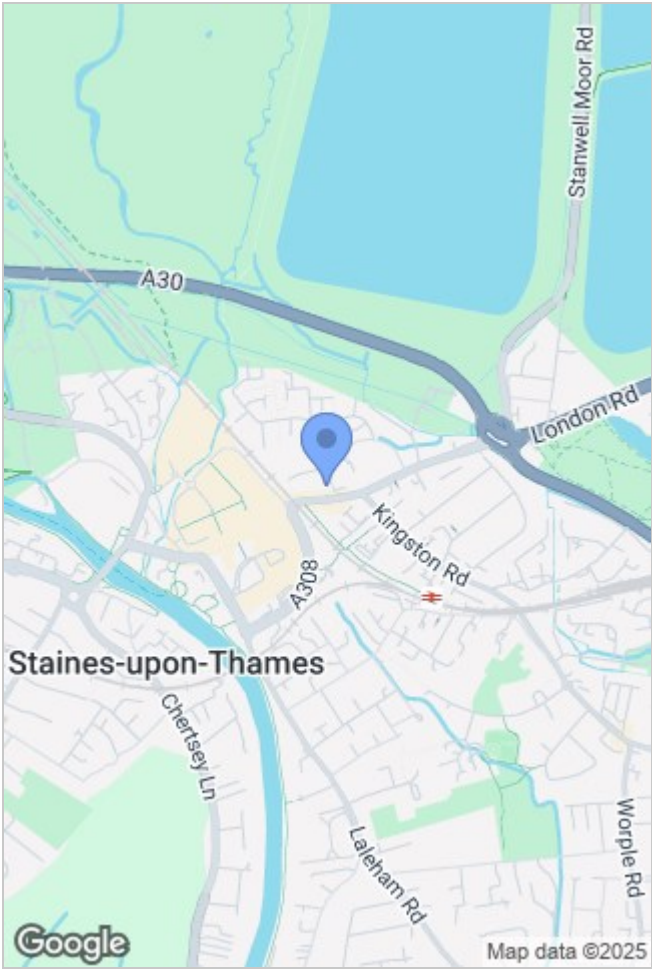


798 sq.ft. (74.1 sq.m.) approx.



TOTAL FLOOR AREA : 798sq.ft. (74.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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