

JOSE BILAO
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Northfield Road Staines-upon-Thames TW18

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Guide Price
£550,000



At a Glance

This family home on Northfield Road has been extended and modernised to create a home that makes the most of that position: a generous open-plan kitchen and dining room at its centre, a south-facing garden behind it, and uninterrupted views across the fields beyond.

A gate at the back of the garden leads directly onto the farmland, blurring the boundary between home and countryside in a way that is hard to find this close to London. Inside, the layout moves between sociable open-plan living on the ground floor and a quieter, more private first floor above. Outside, there is space, light and a south-facing aspect that holds the sun well into the evening.

This is a four-bedroom semi-detached freehold with two bathrooms, two reception rooms, off-street parking and direct access to London Waterloo in around 35 minutes from Staines station.

Key Features

- Extended and modernised four-bedroom semi-detached house
- South-facing rear garden overlooking open farmland
- Open-plan kitchen/dining room with bi-fold doors, roof lights and log burner
- Separate lounge
- Two bathrooms
- Utility room
- Off-street parking
- Direct rear access to countryside walks via farmland gate
- 1.2 miles from Staines station, direct trains to London Waterloo
- Freehold



Ground Floor Living

The front door opens through a porch into a hallway, with the lounge to one side and the extended kitchen and dining room running through to the rear.

The kitchen and dining room is where this home makes its case. It is a large, open space with roof lights overhead and a log burner set into the room. But what changes everything is the rear wall: wide bi-fold doors that fold back to connect the room directly to the south-facing garden. In summer, there is no real line between inside and out. In winter, the log burner is on and the rain hits the glass above. It is a room that works just as well for a quiet midweek supper as it does with a full house on a Saturday afternoon. Nobody gets shut away while someone else is cooking.

The lounge at the front of the house is a separate, quieter space, well suited to evenings when you want to close the door and leave the rest of the house behind. A utility room beside the kitchen keeps the practical things out of sight.





First Floor

Four bedrooms sit across the first floor, with built-in storage in the largest. How they are used depends on the household. A couple with young children will arrange them differently from a family with teenagers, and the layout accommodates both without any wasted space.

A bathroom serves the first floor, with a second on the ground floor, which makes hosting and daily routines more straightforward than a single-bathroom layout would.

After the openness of the ground floor, the first floor feels calm and private. Each room has its purpose, and the transition from the sociable spaces below to the bedrooms above feels natural.





The Garden, Fields & Setting

Open the bi-fold doors and you understand why this house was extended the way it was.

The rear garden faces south and looks out over farmland that stretches beyond the boundary. There is no built development behind, just open land and sky. A gate at the rear leads directly onto the fields for walks or, in late summer, for picking blackberries from the hedgerows. It is a small thing, but it changes the feel of everyday life.

When the weather is right, the garden becomes the main room of the house. The south-facing aspect holds the sun through the afternoon and into the evening, and with the bi-fold doors open, the kitchen and garden work as one continuous space. The best way to appreciate what this home offers is simple: open the doors, sit in the garden, and take in the view.

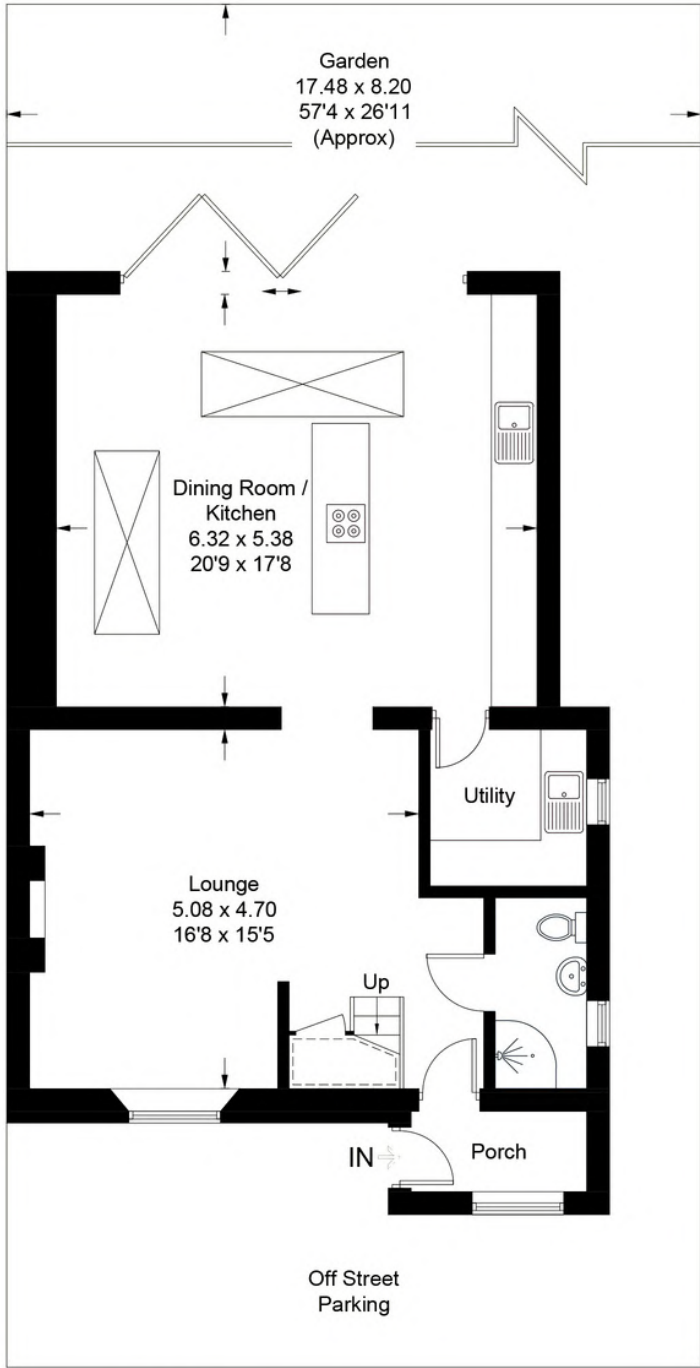
Off-street parking is provided to the front.



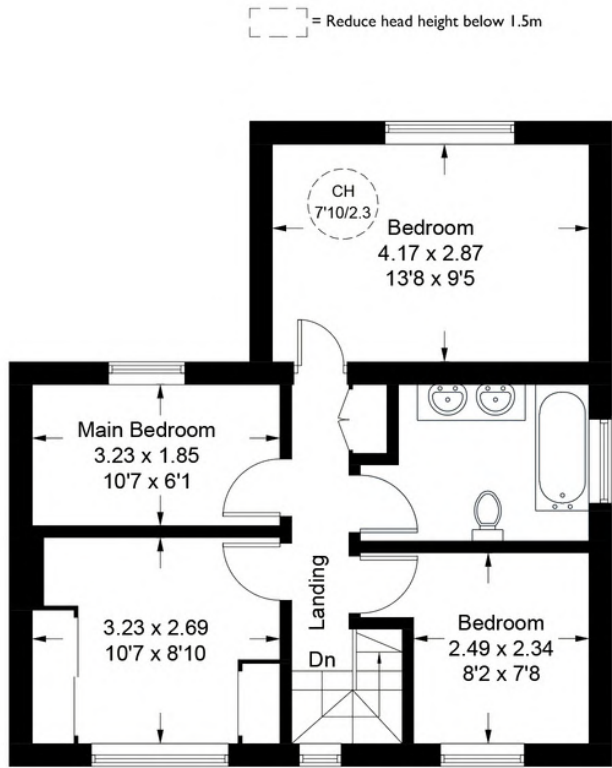


Northfield Road

Approximate Area = 123.2 sq m / 1326 sq ft
Including Limited Use Area (2.6 sq m / 28 sq ft)



Ground Floor

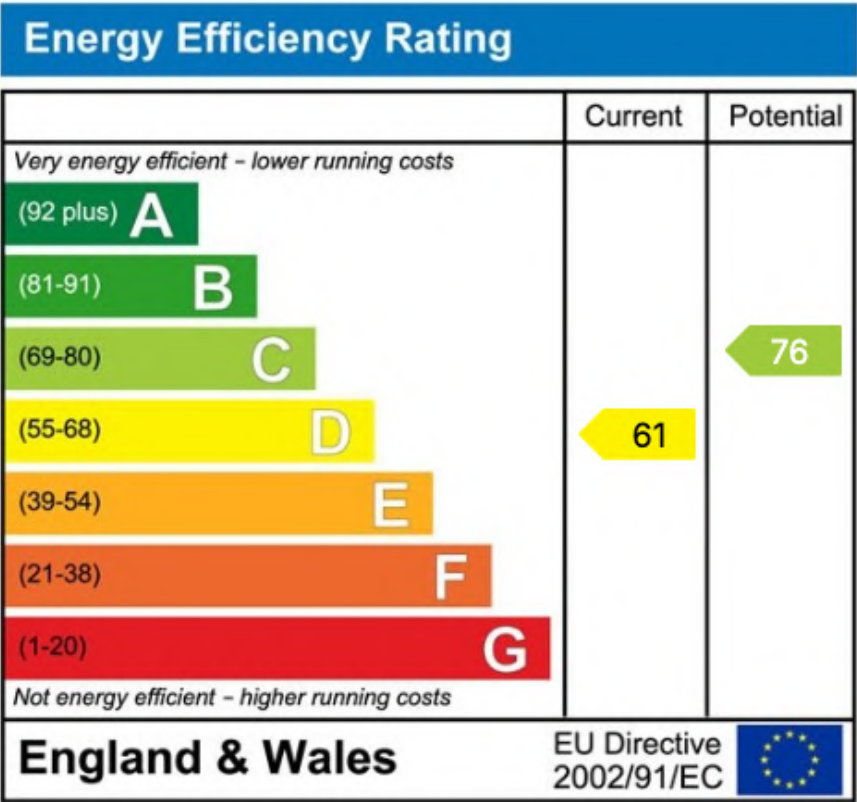


First Floor

Specifications

Approximate area: 1,326 sq ft

Tenure: Freehold
Council Tax: Band D
Local Authority: Spelthorne Borough Council
EPC: Rating D



Amenities, Location and Schools

Laleham has a pace and a feel that does not come across on a property portal. It is a quiet, residential area with local pubs in walking distance, a strong primary school on the doorstep and the kind of familiarity that comes from neighbours who stay for years.

The River Thames is a short walk away, with towpath routes running into Staines and beyond for walking, running or cycling. Staines town centre, including the Two Rivers shopping centre, is close by. Windsor, Windsor Great Park and the Runnymede meadows are all within easy reach for days out.

Staines station is approximately 1.2 miles away, with direct South Western Railway services to London Waterloo in around 35 minutes. Ashford and Chertsey stations provide additional options.

Local schools include Laleham Church of England Primary School, Riverbridge Primary School and The Matthew Arnold School, all rated Good by Ofsted.



Viewings and Contact Information

This house was extended because the position demanded it. The kitchen fills with light, the garden catches the sun, and the fields sit quietly behind it all. It is a home that has already been shaped into something worth holding onto, and it is ready for its next chapter.

Quote reference JD0696 for all enquiries



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