





# 1 Cambria Gardens, Staines-Upon-Thames, TW19 7ET

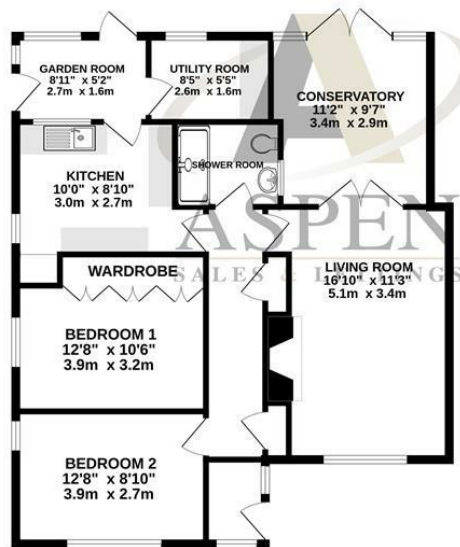
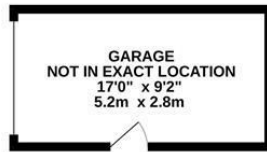
This larger-than-average two double bedroom bungalow is set on a generous corner plot with well-maintained gardens surrounding the property, offering both privacy and outdoor space to enjoy. The home features a spacious layout that includes a welcoming porch, a bright conservatory, and a useful utility room, complementing the main living accommodation. A private driveway leads to a detached garage, providing ample parking and storage options. With double glazing and gas central heating throughout, the property is both comfortable and efficient for year-round living.

Positioned in a highly convenient location, the bungalow is just a short walk from local shops and bus routes, ensuring everyday amenities and transport links are close at hand. The extensive grounds offer exciting potential for extension or further development (subject to the usual planning consents), making this an ideal opportunity for buyers looking to create their perfect home. Combining generous proportions, practicality, and scope for the future, this property is well-suited for those seeking a long-term residence in a desirable and accessible setting. Call Alex White and his market leading sales team at Aspen estate agents.



## Floor Plan

GROUND FLOOR  
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 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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## Features

- Larger-than-average bungalow with two double bedrooms
- Spacious interior including porch, conservatory, and utility room
- Gas central heating and double glazing throughout
- Scope to extend or further develop (subject to planning permission)
- Set on a generous corner plot with gardens to all sides
- Private driveway leading to a detached garage
- Well-maintained and offering comfortable year-round living
- Convenient location within walking distance of shops and bus routes

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