






GREGORY
BROWN
GB
EST 1998
FOR SALE

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ALEXANDER RUMSEY
REAL ESTATE

Hannibal Road, Staines-upon-Thames, TW19

Guide Price £495,000

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This well-presented home is a great match for growing families or first-time buyers looking for a quiet yet well-connected location with room to settle and grow. Its layout and location offer everyday convenience and comfort - early viewing is strongly encouraged.

This inviting home is in good condition throughout and set up perfectly for day-to-day family life. At the heart of the property, the lounge and dining area stretch from front to back, providing a generous open-plan space for both relaxing and entertaining. A large front window allows natural light to pour in during the day, while the layout leaves plenty of room for a sizeable dining table at the rear. The kitchen is smartly arranged and fitted with modern units, making the best use of its space with integrated appliances and good worktop coverage, keeping everything close to hand. There's also direct access to the rear garden, ideal for bringing in shopping or keeping an eye on children playing outside.

Upstairs, all three bedrooms are well-proportioned, offering plenty of flexibility. Two of the rooms easily accommodate double beds and freestanding furniture, while the third makes a great single room or study. The family bathroom is neat and clean, featuring a white suite and shower over the bath. Outside, the rear garden is private and enclosed, with a level lawn bordered by mature planting, making it an excellent space for children to play or for summer barbecues. There is also a garage to the rear, offering secure storage or parking as needed. With no onward chain, this home is ready to go and would suit buyers hoping for a straightforward move.

Positioned along a sought-after residential road, the property is well placed for daily essentials and family life. Staines and Ashford town centres are both within easy reach, offering a range of shops, supermarkets, and places to eat. Local schools are nearby and well regarded, making the location especially attractive to families. For commuters, access to the local motorway network is straightforward, and Heathrow Airport is a short drive away, ideal for those needing regular travel links. There are also nearby parks and green spaces, giving families the opportunity to enjoy time outdoors close to home.



Approximate Gross Internal Area = 107.0 sq m / 1153 sq ft
(Including Garage)



Illustration for identification purpose only, measurements approximate and not to scale.

- No Onward Chain
- Driveway
- Two Reception Rooms
- Separate Garage
- Immaculate Order Throughout
- Three Double Bedrooms
- Private Rear Garden
- Must-See Property

