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ALEXANDER RUMSEY

ESTATE AGENTS

# St Pauls Road, Staines-upon-Thames, TW18

Guide Price £650,000

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An exceptional four-bedroom semi-detached family home, ideally positioned on a highly sought-after residential road.

This beautifully presented property offers generous and versatile accommodation throughout, featuring four well-proportioned bedrooms - three on the first floor and one conveniently located on the ground floor. The principal bedroom benefits from a spacious walk-in wardrobe/dressing room, adding a touch of luxury and practicality.

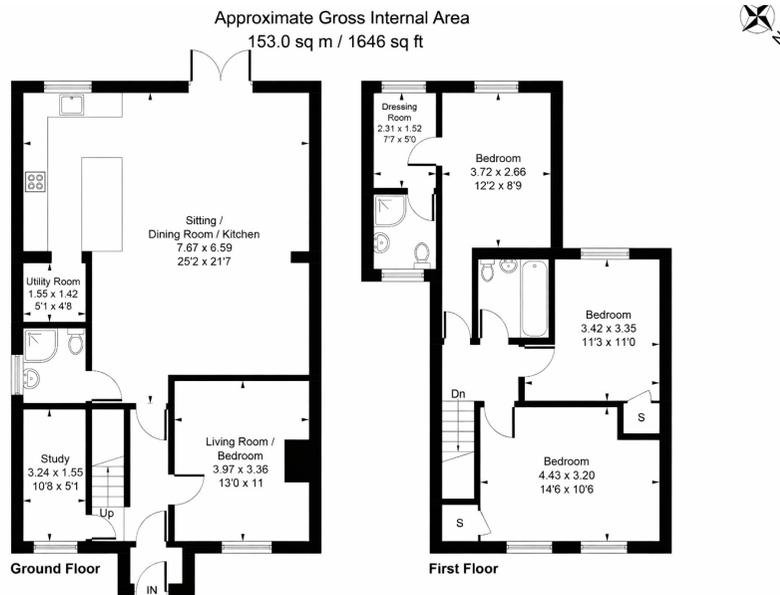
The heart of the home is the elegant and expansive living/dining room, seamlessly flowing into a stylish open-plan kitchen, perfect for modern family living and entertaining. A separate utility room enhances functionality. The ground floor further benefits from a dedicated home office and a contemporary full bathroom. Upstairs, you'll find a further family bathroom along with a private en-suite to complement the bedroom accommodation.

Outside, the property boasts a long, secluded south facing rear garden — ideal for relaxing or entertaining - complete with a shed at the rear. To the front, a generous driveway provides off-road parking for multiple vehicles.

Ideally positioned for the amenities of Staines and Egham Hythe, the home benefits from excellent transport links, including easy access to the M25, Heathrow Airport, and nearby mainline train stations, making it an excellent choice for commuters. The property is also conveniently located close to The Magna Carta School, making it particularly appealing for families.

A superb family home combining space, style, and location.





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

- Four-bedroom semi-detached family home
- Three bedrooms upstairs, one downstairs
- Spacious living/dining room
- Ground floor office and full bathroom
- Long, secluded rear garden with shed
- Located on a highly desirable residential road
- Principal bedroom with walk-in wardrobe/dressing room
- Open-plan kitchen with separate utility room
- Additional family bathroom and upstairs en-suite
- Driveway with off-road parking for several vehicles

