



**GREGORY BROWN**  
RESIDENTIAL SALES & LETTINGS

O.I.E.O. £485,000 Freehold  
**FOR SALE**



## **Hannibal Road, Staines-upon- Thames, Surrey, TW19 7HH**

HUGELY SPACIOUS FOUR BEDROOM SEMI-DETACHED PROPERTY SITUATED ALONG SOUGHT AFTER ROAD IDEALLY LOCATED FOR BOTH STAINES & ASHFORD TOWN CENTRES, LOCAL MOTORWAY NETWORKS & HEATHROW AIRPORT. The property benefits from a spacious lounge, dining room, modern fitted kitchen, four well proportioned bedrooms, modern white bathroom suite, secluded rear garden, off-street parking and garage. No Onward Chain. Viewings Highly Recommended!

**Gregory Brown**

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## ROOM DESCRIPTIONS

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### Entrance Porch

With UPVC double glazed door, front and side aspect UPVC double glazed windows. Door to:

### Lounge

Front and side aspect UPVC double glazed windows, light and power points, radiator, TV point.



### Dining Room

Rear aspect UPVC double glazed sliding patio doors to Garden, radiator.



### Kitchen

Side aspect double glazed windows, range of fitted units at eye and base level, roll edged worktop, 1 1/2 bowl sink drainer unit, built-in oven and hob, space for dishwasher and fridge/freezer. Utility Cupboard with space for washing machine and tumble dryer. Rear aspect double glazed door to Garden.



## First Floor

### Landing

Side aspect window, light point, stairs to second floor landing and doors to:

### Bedroom 1

Rear aspect double glazed window, light and power points, radiator, built-in wardrobes.



### Bedroom 2

Front aspect double glazed window, light and power points, radiator.

### Bedroom 3

Front aspect double glazed window, light and power points, radiator.

## ROOM DESCRIPTIONS

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### Bathroom

Rear aspect double glazed window, panel enclosed bath, low level W.C, built-in shower unit, wash hand basin inset to cabinet, partly tiled walls, light and extractor.



### Second Floor

#### Bedroom 4

Rear aspect double glazed window, light and power points, radiator, built-in wardrobes.



### Outside

#### Front Garden

Mainly laid to block paving providing off-street parking.

### Rear Garden

Mainly laid to block paving with raised flower beds, gated side access, outside light.



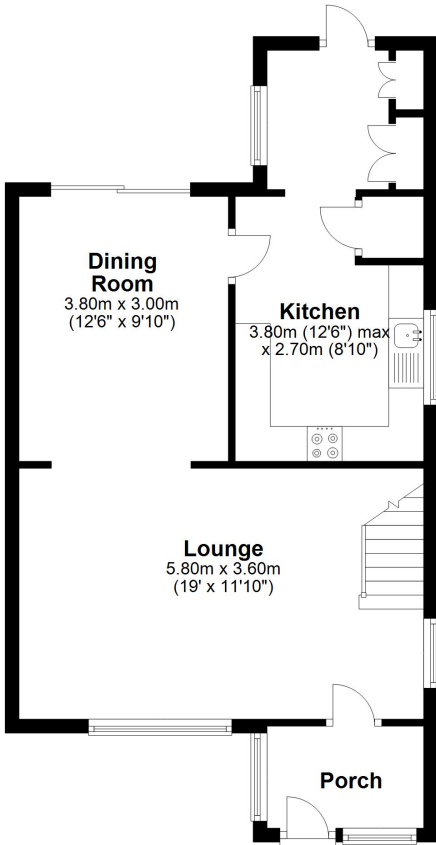
### Garage

With metal up and over door, side door to garden, light and power.

# FLOORPLAN

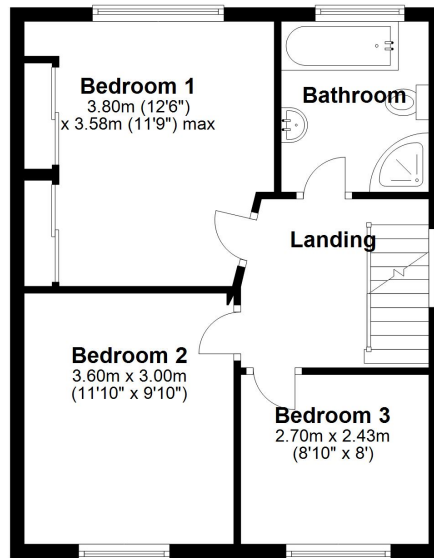
## Ground Floor

Approx. 51.7 sq. metres (556.6 sq. feet)



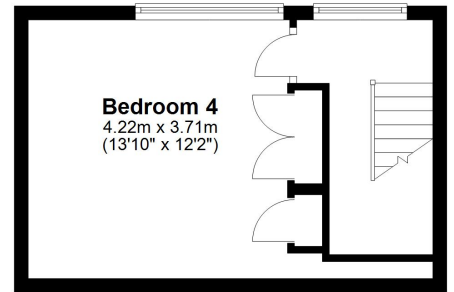
## First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



## Second Floor

Approx. 21.5 sq. metres (231.7 sq. feet)



Total area: approx. 116.7 sq. metres (1256.4 sq. feet)