



FOR SALE · SEMI-DETACHED HOUSE

Viscount Road

STANWELL · STAINES-UPON-THAMES

Offers in Region of **£550,000**



HILTONS ESTATES

3

BEDROOMS

2

BATHROOMS

865 ft²

FLOOR AREA

C

EPC RATING

Situated on a sought-after residential road in Stanwell, this beautifully presented three bedroom home is offered in ready-to-move-in condition. Extending to approximately 865 sq ft, it comprises three well-proportioned bedrooms, two bathrooms and a bright reception room, providing comfortable and flexible family living throughout. The outside space is a real highlight: to the front, a generous driveway offers off-street parking for five to six vehicles, complemented by a garage and convenient side access.

To the rear, a large garden provides a superb setting for children to play, for entertaining, or for keen gardeners to enjoy in privacy. Well maintained and ready to simply move into, the property is superbly placed within easy reach of Heathrow, Staines town centre, the M25 and excellent local shops, schools and green spaces. A fantastic opportunity not to be missed — early viewing is highly recommended.

KEY FEATURES

- Three bedrooms · approx. 865 sq ft
- Bright reception room
- Garage & side access
- Two bathrooms
- Driveway parking for 5-6 vehicles
- Large private rear garden



RECEPTION ROOM



RECEPTION ROOM



KITCHEN



KITCHEN

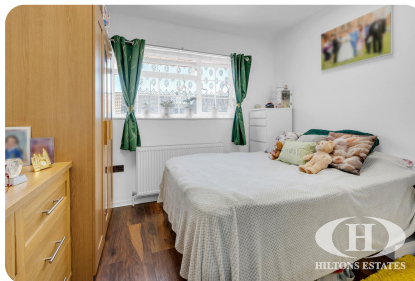
Bedrooms, Bathrooms & Garden VISCOUNT ROAD · STAINES-UPON-THAMES



REAR GARDEN



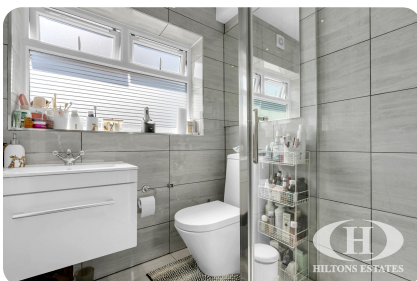
BEDROOM ONE



BEDROOM TWO



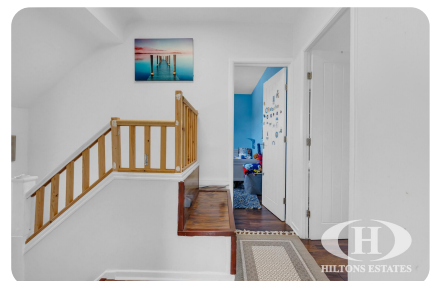
BEDROOM THREE



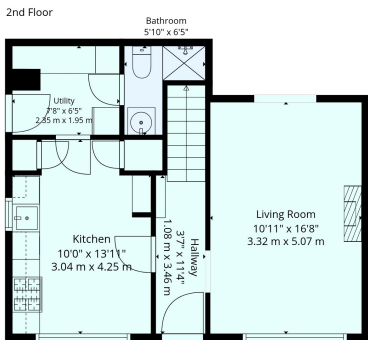
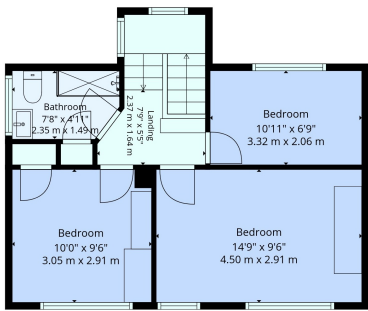
BATHROOM



BATHROOM



LANDING



1st Floor

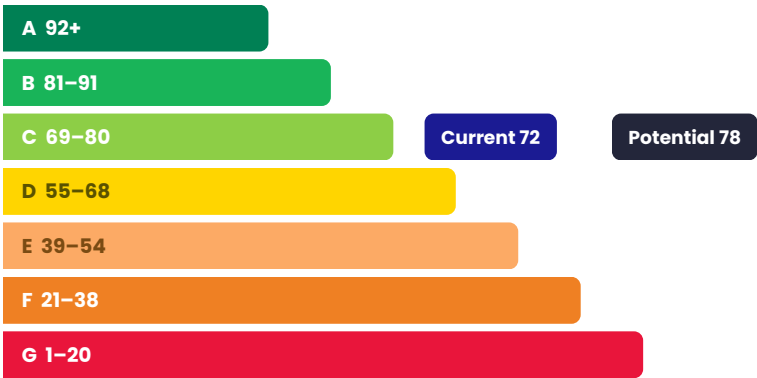


* Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

Total: 865 sq. Ft, 80 m2
1st Floor: 424 sq. Ft, 39 M2, 2nd Floor: 441 sq. Ft, 41 m2
Excluded Areas: Utility: 49 sq. Ft, 5 M2, Walls: 89 sq. Ft, 8 m2



ENERGY EFFICIENCY RATING



ARRANGE A VIEWING

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only, and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.