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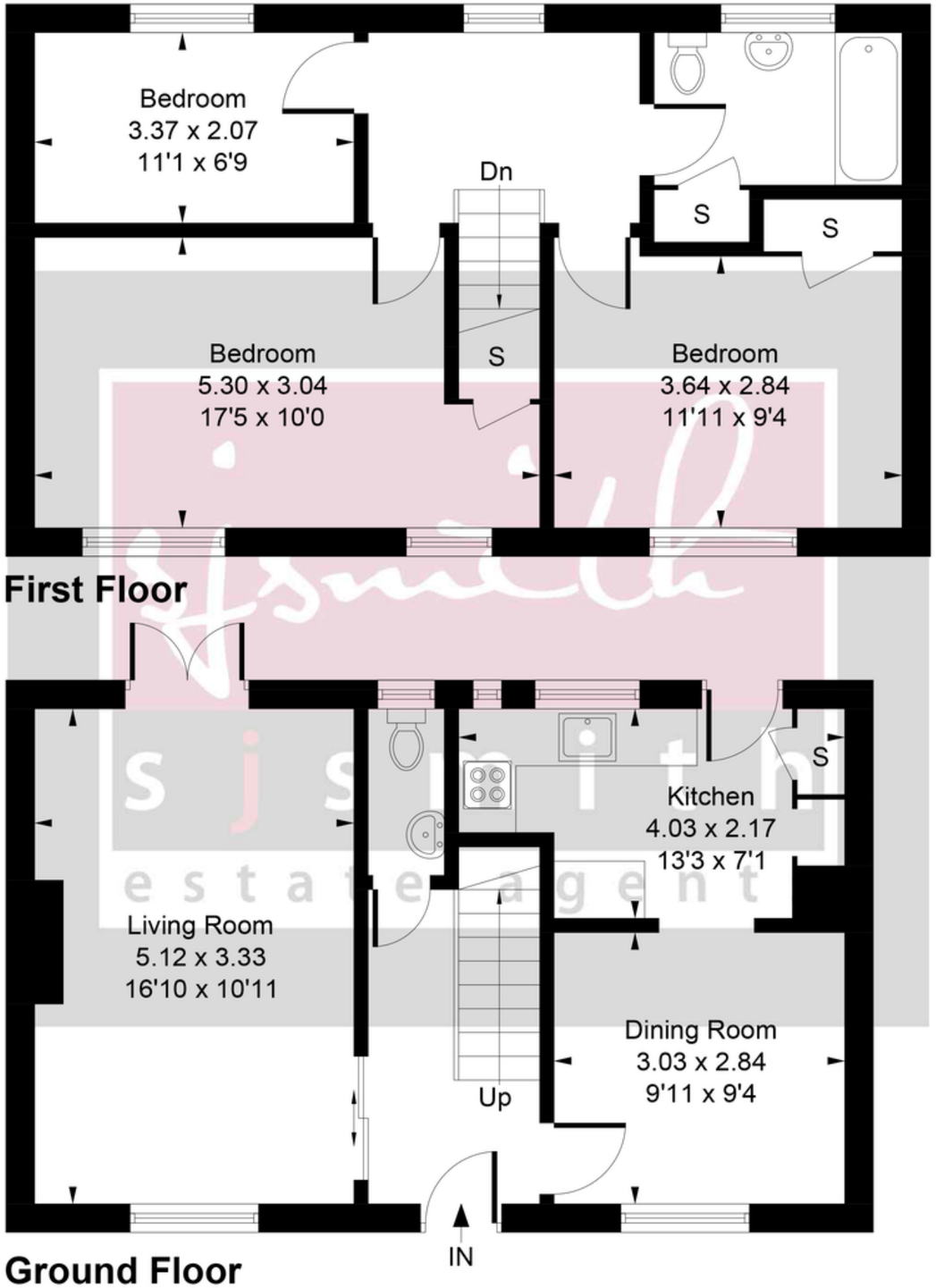


3 Hannibal Road, Stanwell, TW19 7HG **£465,000 - Freehold**

Offered to the market with no onward chain, this well-proportioned three-bedroom house is conveniently located a short distance from the amenities of Clare Road, with excellent transport links to Ashford, Staines, and Hatton Cross. The ground floor accommodation comprises a dual-aspect reception room featuring patio doors that open directly onto the rear garden, creating a bright and welcoming living space. There is also a ground-floor WC and a separate dining room positioned across the hallway, which in turn leads through to the kitchen. The kitchen is fitted with a range of units and ample worktop space, offering practical family functionality. The first floor benefits from being positioned over the gunnel between the two houses, which results in two larger-than-average bedrooms. In total, the first floor offers three generous bedrooms, along with a family bathroom fitted with a white suite. Externally, the rear garden provides a good level of privacy and offers ample space for family enjoyment and outdoor entertaining. Further benefits include gas central heating and off-street parking for up to three vehicles.



Approximate Gross Internal Area
92.12 sq m / 992 sq ft



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 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.

- **NO ONWARD CHAIN**
- **MID TERRACED FAMILY HOME**
- **THREE BEDROOMS**
- **EXCELLENT TRANSPORT LINKS**
- **GROUND FLOOR W.C**
- **OFF STREET PARKING**
- **CLOSE TO LOCAL AMENITIES**
- **EPC RATING BAND C**








Council Tax
Spelthorne Borough Council, Tax Band D being £2,412.78 for 2025/26 Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Tenure: Freehold

Agent note Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or furnishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.