





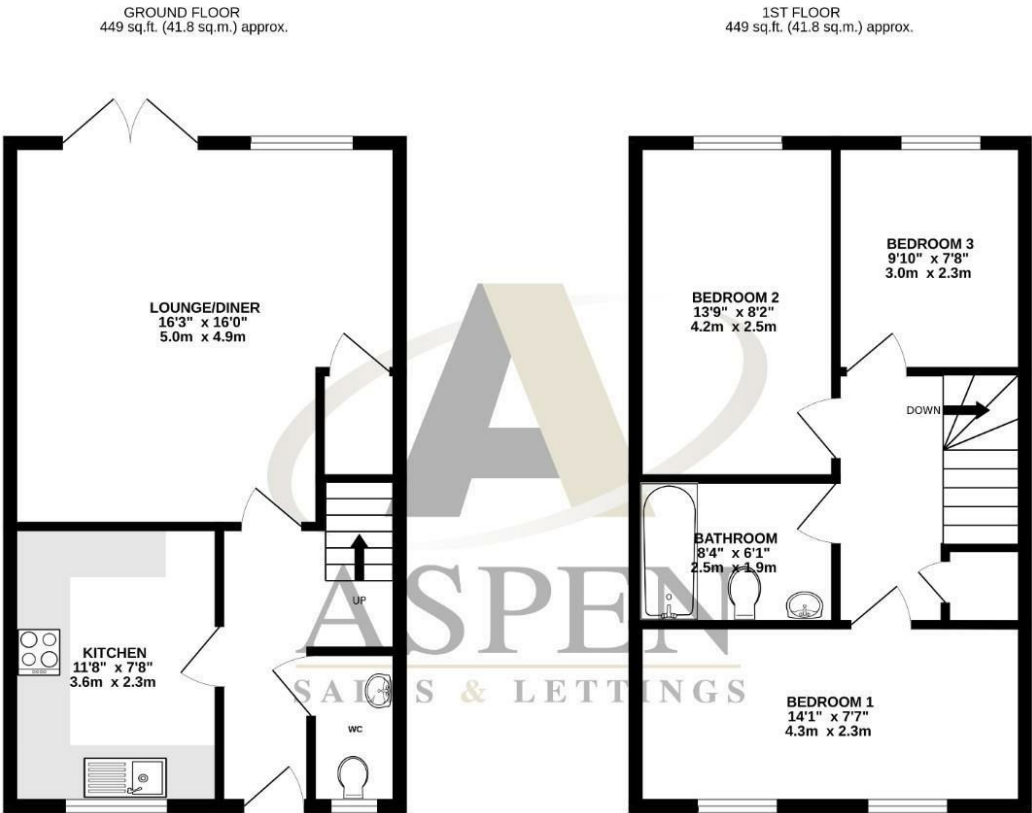
## 5 Albany Way, Staines-Upon-Thames, TW18 1BG

This immaculately presented three-bedroom modern home is nestled in a quiet and popular cul-de-sac, offering a perfect blend of comfort and convenience. Ideally located within easy reach of well-regarded local schools, a variety of shops, and the scenic Fordbridge Park, the property is well-suited for families and professionals alike. The home features a spacious lounge/diner that provides an ideal setting for both relaxing and entertaining, complemented by a sleek, modern fitted kitchen, solar panels and a practical downstairs W.C.

Externally, the property continues to impress with a large, well-maintained rear garden—perfect for outdoor activities or future landscaping projects. With two allocated parking spaces, day-to-day living is made easy. The house also offers excellent potential for extension (subject to planning permission), making it an exciting opportunity for buyers looking to grow into a home over time. This property represents a rare chance to secure a modern, move-in-ready home in a desirable location. Call Alex White, and his market leading sales team at Aspen estate agents.



Floor Plan



TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.

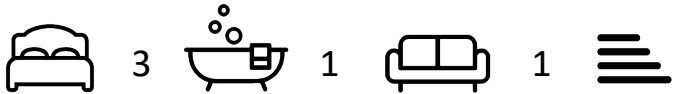
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Features

- Immaculately presented three-bedroom modern home in a quiet, popular cul-de-sac
- Spacious lounge/diner ideal for both relaxing and entertaining
- Practical downstairs W.C. for added convenience
- Two allocated parking spaces for hassle-free parking
- Within easy reach of local schools, shops, and the picturesque Fordbridge Park
- Sleek, modern fitted kitchen with contemporary finishes
- Large, well-maintained rear garden perfect for outdoor living or future landscaping
- Excellent potential to extend (subject to planning permission), offering future flexibility

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