



Chaucer Avenue, Hounslow, TW4 6NA

£470,000

A tastefully presented extended three bedroom family home situated in this popular residential location with easy access to local shops, schools and transport links to Heathrow and Central London. The accommodation comprises a bright through lounge, fitted L-shaped extended kitchen/diner, on the first floor three bedrooms, master bedroom with built-in wardrobes and modern family bathroom. The property also benefits from double glazed windows, central heating, rear garden with brick built outhouse, front garden with brick paved driveway with off street parking for at least two cars. An internal viewing is strongly recommended.

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Enclosed Entrance Porch

Tiled flooring, power point, double glazed door to...

Entrance Hallway

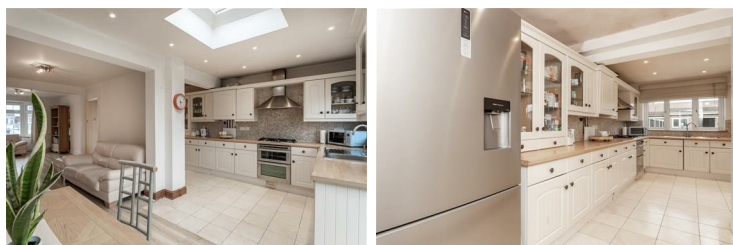
Radiator, stairs to first floor, laminate flooring, understairs storage cupboards.

Through Lounge



Front aspect double glazed window, radiator, laminate flooring, power point, coving, further radiator.

Extended L'Shaped Kitchen/Diner



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in five ring gas hob with built in oven below, part tiled walls, power point, cupboard housing "Worcester" boiler, space for fridge/freezer, integrated washing machine and space for integrated dishwasher, spotlights, tiled flooring, rear aspect double glazed window, through to...

Dining Area

Double glazed sliding patio doors to garden, radiator, laminate flooring, skylight window.

First Floor Landing

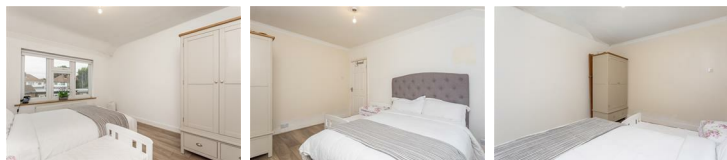
Access to loft space, door to rooms.

Bedroom One



Front aspect double glazed window radiator, built-in wardrobes and chest of drawers, laminate flooring.

Bedroom Two



Rear aspect double glazed window, radiator, laminate flooring, power point.

Bedroom Three



Front aspect double glazed window radiator, power point.

Family Bathroom



Modern white suite comprising tiled enclosed bath with mixer tap and wall mounted shower unit, pedestal wash hand basin with mixer tap, low level w.c, tiled walls and flooring, rear aspect double glazed window, heated towel rail.

Outside

Rear Garden



Concrete area, rest laid to lawn with shrub borders, side access, outside lighting and tap.

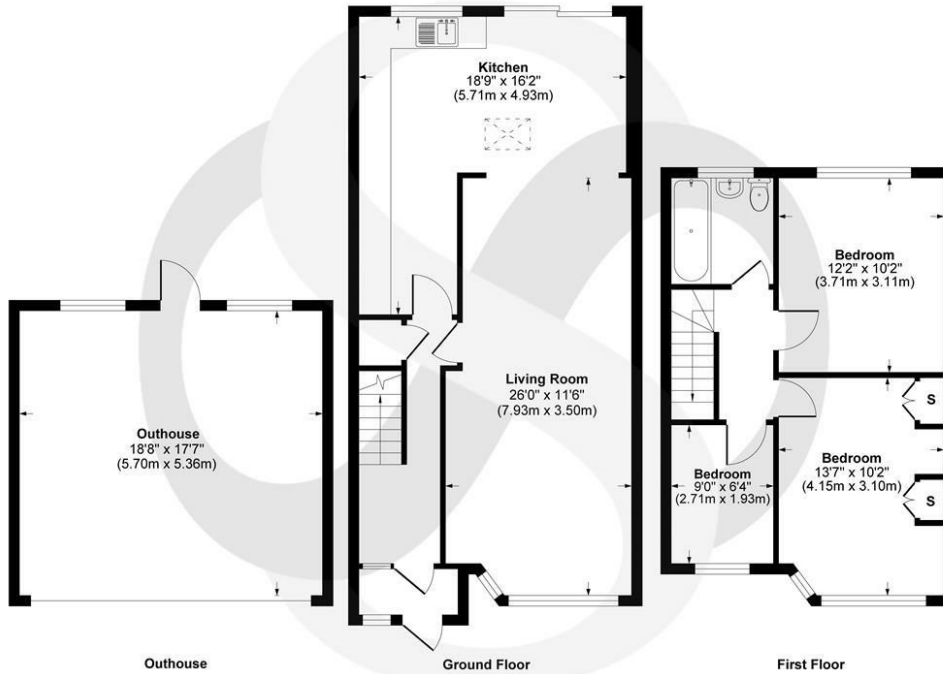
Brick Built Outhouse

Front

Brick paved area with off street parking for at least two cars.



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Approx. Gross Internal Floor Area 1022 sq. ft / 95.01 sq. m (Excluding Outhouse)
Approx. Gross Internal Outhouse Area 328 sq. ft / 30.55 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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