

## **Inverness Road, Hounslow, TW3 3LS**

**Offers Over £475,000**

A three bedroom semi-detached house situated off Staines Road with access to Hounslow Town Centre, local shops and bus routes. The accommodation comprises, on the ground floor, lounge, kitchen/diner and bathroom, on the first floor three bedrooms, outside front and rear gardens. The property also benefits from double glazed windows and central heating. Sold with tenants insitu.

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**Entrance Hallway**

Stairs to first floor.

**Reception Room**

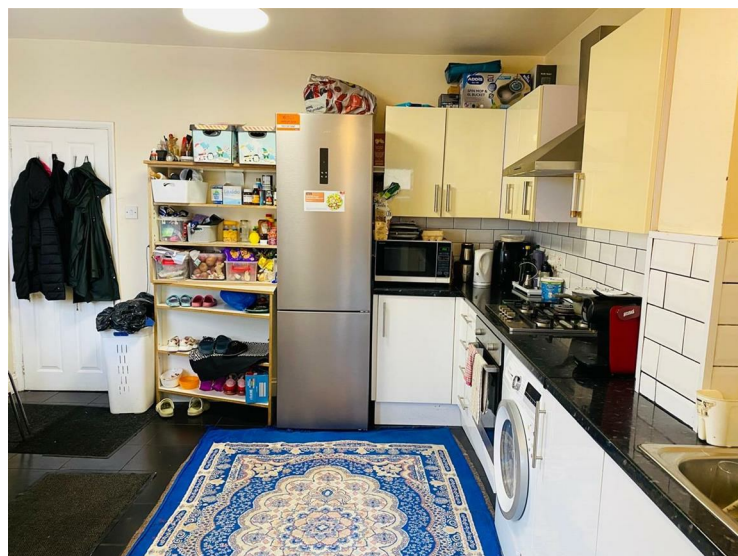


Front aspect double glazed window, radiator, understairs cupboard.

**Kitchen/Diner**



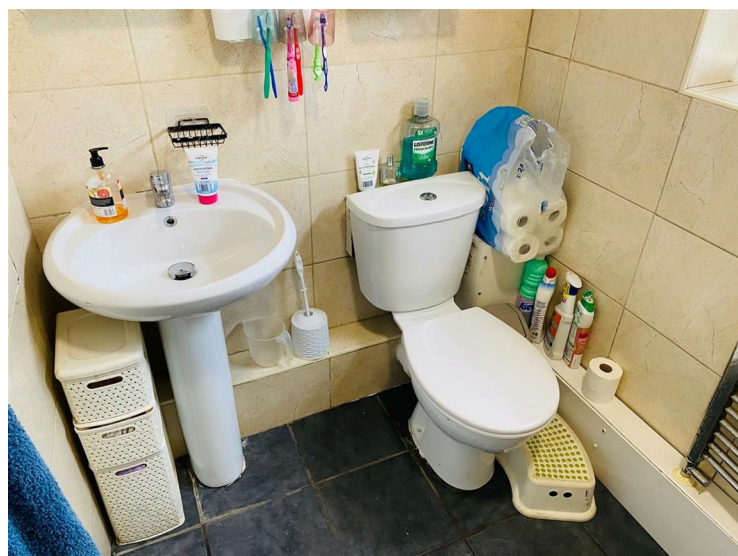
Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, built-in hob with oven below and extractor above, space for washing machine and fridge/freezer, part tiled walls, tiled flooring.



**Dining Area**

Rear aspect double glazed window, radiator, door to garden and door to...

**Bathroom**



White suite comprising tiled enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w/c, heated towel rail, tiled walls and flooring, double glazed window.

**First Floor Landing**

**Bedroom One**



Front aspect double glazed window, radiator, storage cupboard.

**Bedroom Two**



Rear aspect double glazed window, radiator.

**Bedroom Three**



Rear aspect double glazed window, radiator.

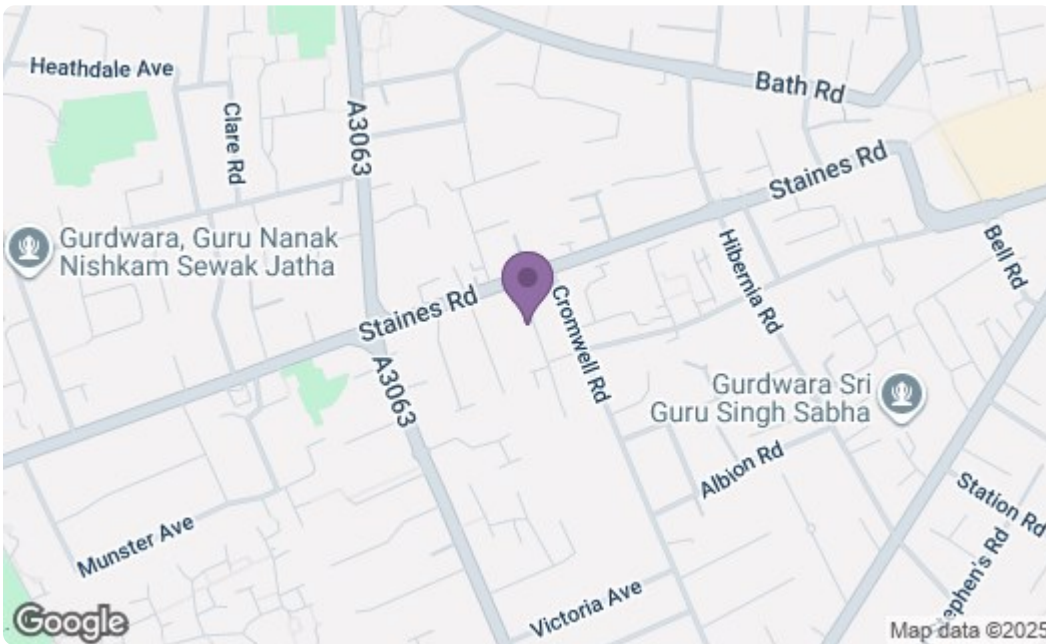
**Outside**

**Rear Garden**



Paved patio area, side access, rest laid to lawn.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>63</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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