



**Kevin Close, Hounslow, TW4 7RX**  
**Guide Price £550,000**

Offered for sale in excellent decorative order throughout is this recently renovated three bedroom semi-detached family home situated in this popular residential cul-de-sac with easy access to Hounslow West tube station, shopping centre and further transport links. The accommodation comprises through lounge/diner, refitted modern kitchen, on the first floor three generous bedrooms, en-suite shower room to bedroom two and re-fitted modern shower room. Outside rear garden, side garden with hardstanding off street parking with potential to extend (stpp) and own driveway with off street parking for at least two/three cars. Internal viewings strongly recommended.

A partner of  
**The Guild Of Professional Estate Agents**  
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

### Entrance Hallway

Power point and doors to rooms, stairs to first floor.

### Through Lounge/Diner



Front aspect double glazed window, power point, laminate flooring with underfloor heating.

### Dining Area



Power point, double glazed bi-folding doors to gardens.

### Modern Re-Fitted Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and extractor above, built-in oven and microwave, tiled flooring, rear aspect double glazed window, door to garden.



### First Floor Landing

Side aspect double glazed window, access to loft space, storage cupboard.

### Bedroom One

Front aspect double glazed window, power point.

### Bedroom Two

Rear aspect double glazed window, door to...

### En-Suite Shower Room



Tiled enclosed shower cubicle, wash hand basin with vanity unit, low level w/c.

### Bedroom Three

Front aspect double glazed window, power point.

### Modern Re-Fitted Shower Room



Tiled enclosed shower cubicle, wash hand basin with vanity unit below, low level w/c, part tiled walls and flooring, double glazed windows, heated towel rail.

### Outside

#### Rear Garden

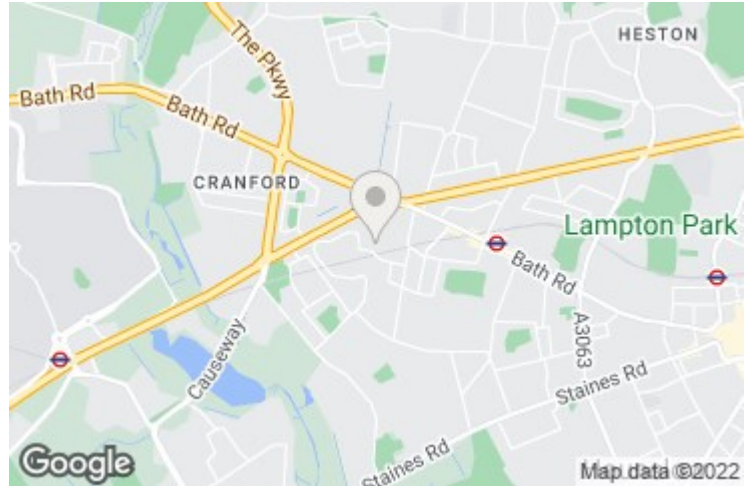
Block paved area, rest laid to lawn area.

#### Side

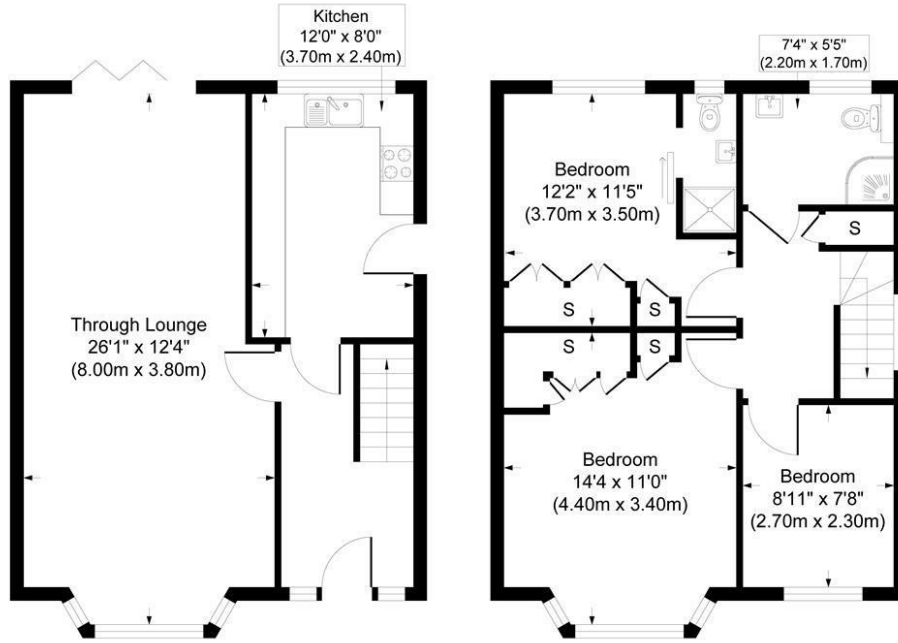
Hardstanding concrete area and block paved area (potential to extend stpp).

#### Front

Block paved area with off street parking.



## Kevin CI, Hounslow TW4 7RX

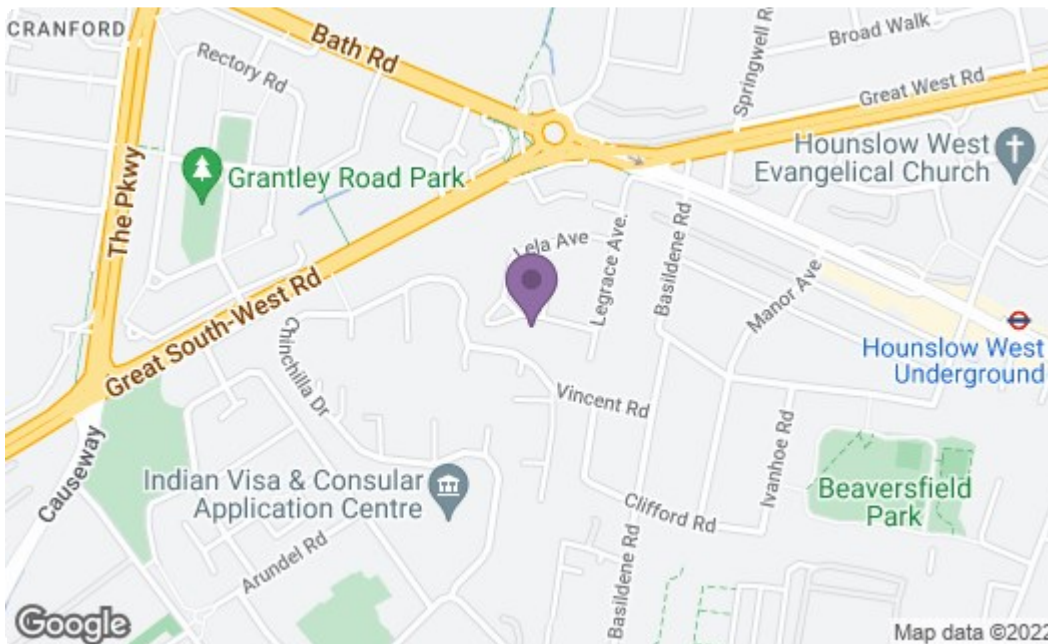


**Ground Floor**  
Approximate Floor Area  
477.07 sq. ft  
(44.32 sq.m)

**First Floor**  
Approximate Floor Area  
477.07 sq. ft  
(44.32 sq.m)

**Approx. Gross Internal Floor Area 954 sq. ft / 88.64 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale  
Produced by [www.Rahuljora.co.uk](http://www.Rahuljora.co.uk)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

A partner of  
**The Guild Of Professional Estate Agents**  
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075