



**Fern Lane, Hounslow, TW5 0HJ**

**Offers In The Region Of £815,000**

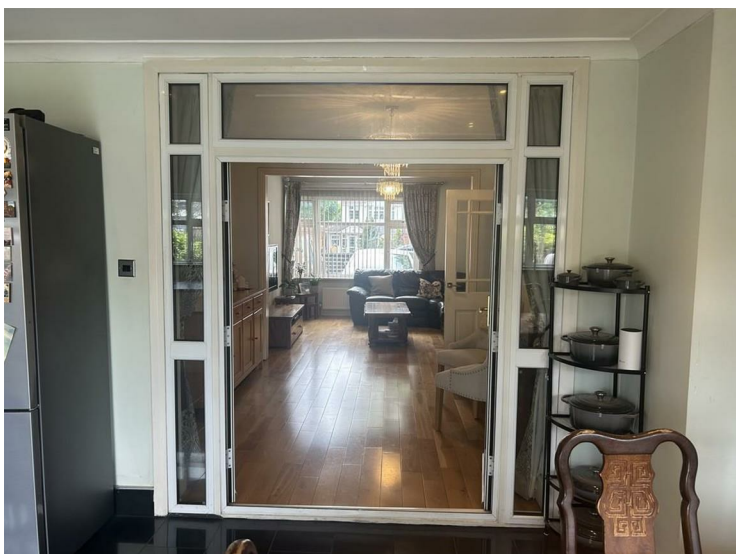
An extended semi-detached family home situated in this highly sought-after residential location bordering Norwood Green and Heston. The spacious accommodation comprises, on the ground floor, a through lounge/dining room, an extended kitchen/dining area, a study/fifth bedroom, and a shower room. The first floor offers four bedrooms and a family bathroom. Externally, the property benefits from a rear garden mainly laid to lawn with a patio area, together with a brick-built storage shed/playroom. To the front, there is a block-paved driveway providing off-street parking. Additional benefits include double-glazed windows, central heating, and the advantage of being offered to the market with no onward chain.

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

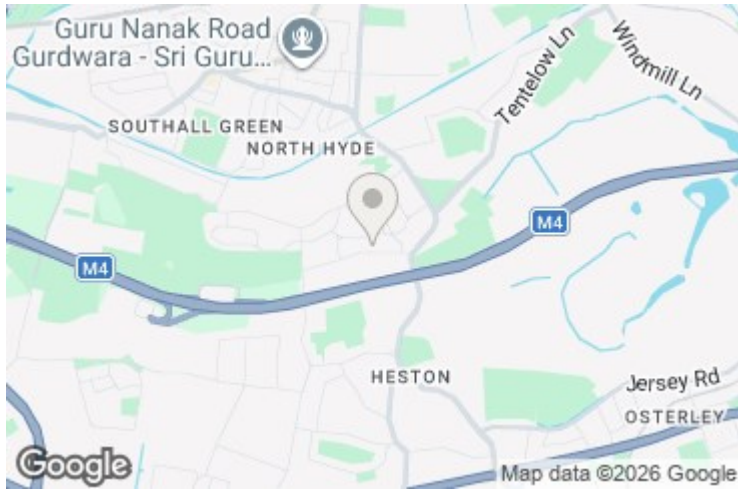






Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.



## Fern Lane TW5 0JH

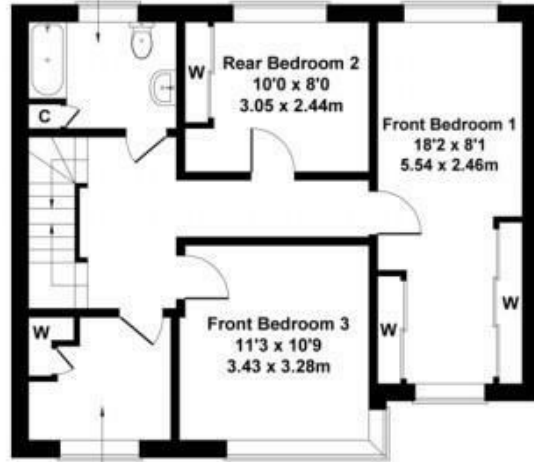
Approximate Gross Internal Area  
1679 sq ft - 156 sq m

Shower Room  
6'4 x 3'9  
1.92 x 1.15m



GROUND FLOOR

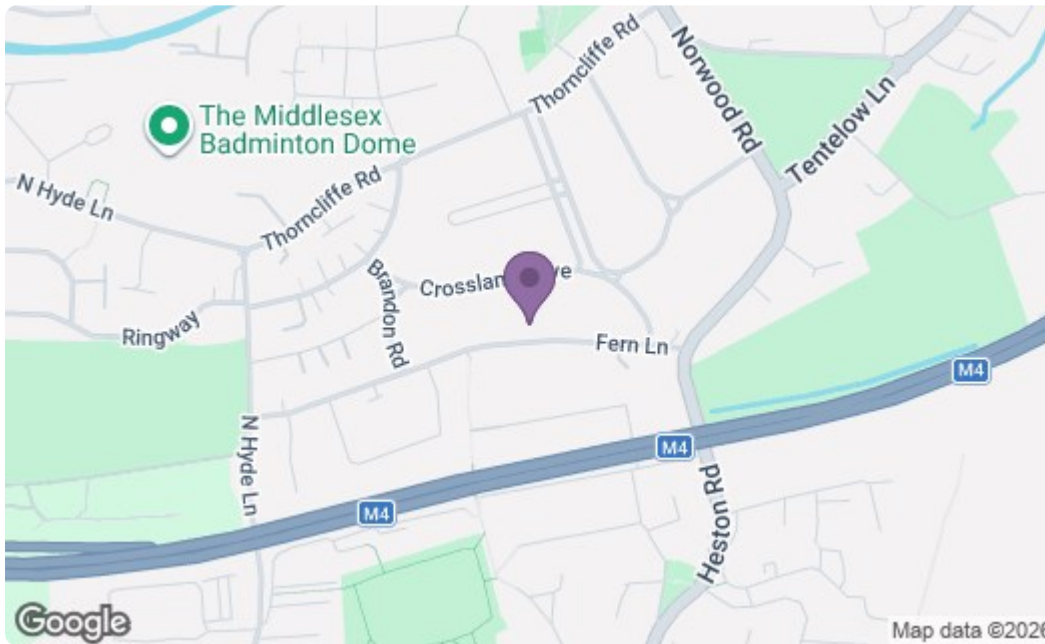
Bathroom  
8'4 x 6'9  
2.54 x 2.07m



**Front Bedroom 4**  
8'1 x 7'0  
2.46 x 2.13m

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2022  
For Illustrative Purposes Only.



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			
<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	

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