



**Vincent Road, Hounslow, TW4 7LH**

**£515,000**

A three bedroom extended family home situated in this popular residential location with easy access to Hounslow West tube station and shopping centre. The accommodation comprises a through lounge, extended L'Shaped kitchen/diner, downstairs cloakroom, on the first floor family bathroom and three bedrooms, two with built-in wardrobes. The property also benefits from double glazed windows, central heating, driveway with off street parking for at least three cars and maintained rear garden. An internal viewing is strongly recommended.

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### Entrance Hallway

Radiator, laminate flooring, understairs cupboard, stairs to first floor and doors to rooms.

### Through Lounge



Front aspect double glazed window, radiator, power point, laminate flooring, further radiator and double opening doors to...

### 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 hob and oven below, extractor hood, space for washing machine, fridge/freezer and dishwasher, power points, part tiled walls and tiled flooring.

### Dining Area

Radiator, double glazed double opening doors to garden, tiled flooring, power point and door to...

### Inner Hallway

Tiled flooring, wall mounted boiler and door to...

### Downstairs Cloakroom

Low level w.c, wash hand basin with mixer tap, radiator, tiled walls and flooring, double glazed window.

### First Floor Landing

Access to loft space and doors to rooms.

### Bedroom One



Front aspect double glazed window, radiator, built-in wall to wall wardrobes.

### Bedroom Two



Rear aspect double glazed window, radiator, built-in wall to wall wardrobes.

### Bedroom Three

Front aspect double glazed window, radiator.

## Bathroom



White suite comprising panel enclosed bath with wall mounted shower unit, low level w.c, wash hand basin, tiled walls, rear aspect double glazed window.

## Outside

### Rear Garden



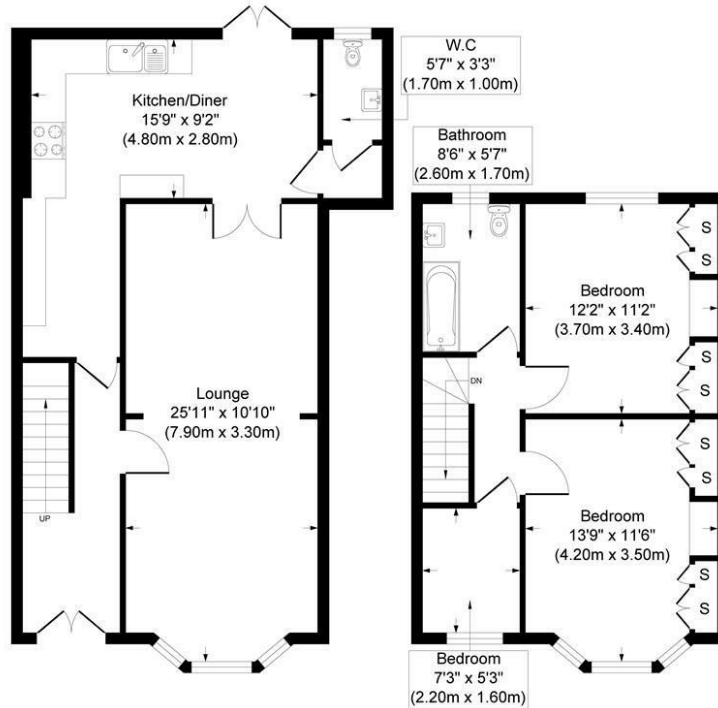
Paved patio area, rest laid to lawn area, timber shed.

## Front

Driveway with off street parking for at least three cars.



### 35 Vincent Rd, Hounslow TW4 7LH

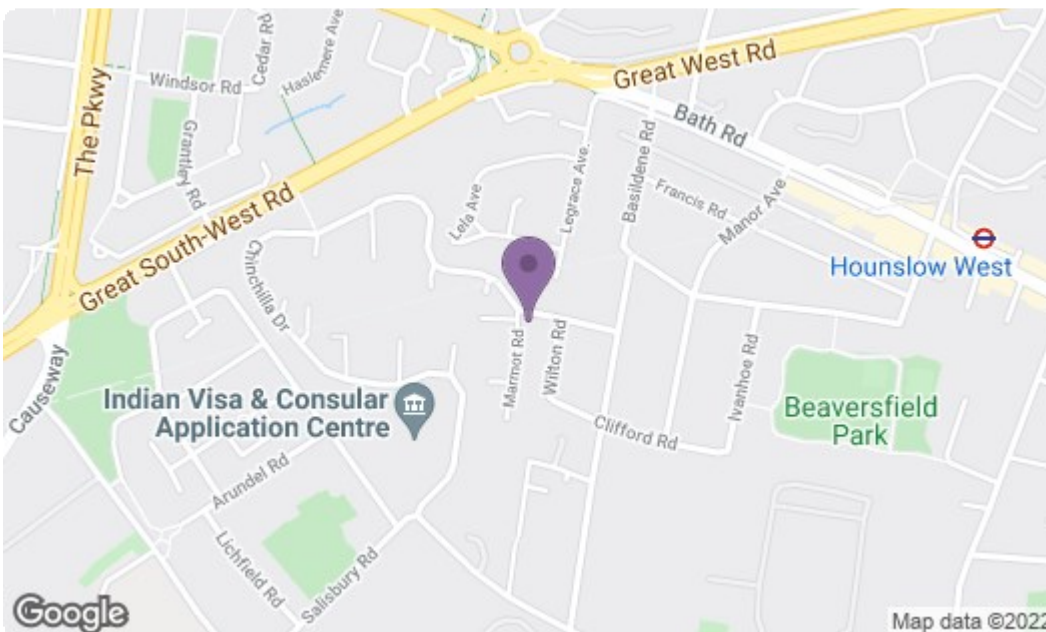


**Ground Floor**  
 Approximate Floor Area  
 590.29 sq. ft  
 (54.84 sq.m)

**First Floor**  
 Approximate Floor Area  
 420.86 sq. ft  
 (39.10 sq.m)

**Approx. Gross Internal Floor Area 1011.15 sq. ft / 93.94 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale  
 Produced by Instagram: RJORA.PHOTOGRAPHY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(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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