



## **Hibernia Road, Hounslow, TW3 3RU**

**£515,000**

A modern three bedroom end of terrace house situated in this popular development within walking distance of Hounslow town centre, Hounslow Central tube station and mainline station, schools and bus routes are within easy reach. The accommodation comprises lounge with feature fireplace, dining room, modern fitted kitchen with hob and oven, double glazed conservatory, on the first floor bedroom one with en-suite shower room, two further bedrooms, modern bathroom suite. Outside there is a front, side and rear garden, a brick built shed and parking for two cars. An internal viewing is strongly recommended.

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**Entrance Hallway**

Radiator, stairs to first floor, doors to rooms.

**Cloakroom**

Low level w/c, wash hand basin, radiator, double glazed window.

**Lounge**



Front aspect double glazed window, feature electric fire with mantle surround, laminate flooring, double opening doors to...

**Dining Room**



Double glazed door to conservatory, understairs cupboard, laminate flooring.

**Kitchen**



Single drainers sink unit with mixer tap and cupboard below, further range of wall and base units, built-in five ring gas hob and oven below, space for washing machine and fridge freezer, part tiled walls, "Worcester" boiler, door to...

**Conservatory**



Double glazed windows, double glazed door to garden, laminate flooring.

**First Floor Landing**

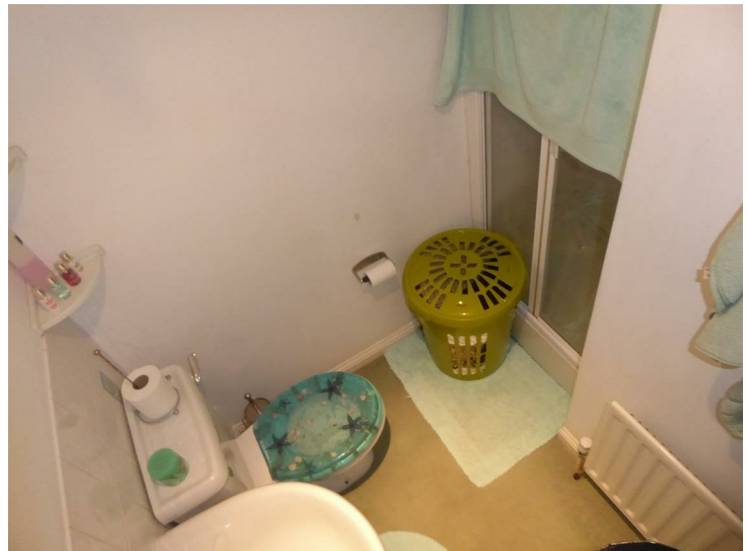
Side aspect double glazed window, access to loft, storage cupboard.

**Bedroom One**



Rear aspect double glazed window, built-in wardrobe, door to...

**En-Suite Shower Room**



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

### Bedroom Two



Front aspect double glazed window, built-in wardrobes and dressing unit, radiator.

### Bedroom Three



Front aspect double glazed window, power point, built-in cupboard.

### Bathroom



Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin, low level w/c, radiator, rear aspect double glazed window.

### Outside

#### Rear Garden



Mainly laid to lawn area, rear access, side access.

#### Parking

At the rear of the property for two cars.

### Side Garden



### Front Garden



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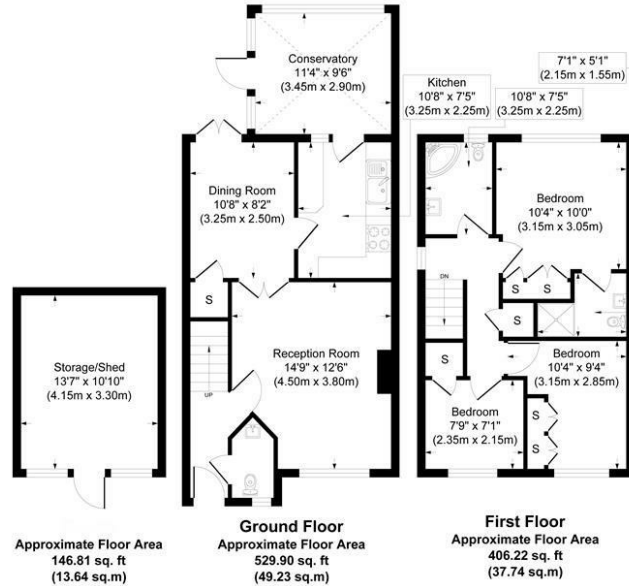


Illustration for identification purposes only, measurements are approximate, not to scale  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>73</b>	
(69-80) <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>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>			
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