



St. Pauls Close, Hounslow, TW3 3DE
£800,000

A well maintained four-bedroom semi-detached family home, occupying a wider-than-average plot and benefiting from a double-storey side extension as well as an additional side extension. Ideally located within a highly sought-after cul-de-sac, the property offers convenient access to Hounslow West Tube Station, local shops, schools and excellent transport links. The ground floor accommodation comprises a spacious through lounge, separate dining room, versatile study/bedroom, a fitted kitchen, and a recently fitted modern shower room. To the first floor, there are three generous double bedrooms, a comfortable single bedroom, and a large family bathroom featuring a separate shower cubicle. Externally, the property boasts a wide well-maintained secluded rear garden with side access. To the front there is a block-paved driveway providing off-street parking along with a neatly kept lawn area. Early viewings are highly recommended to fully appreciate all that this exceptional home has to offer.

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





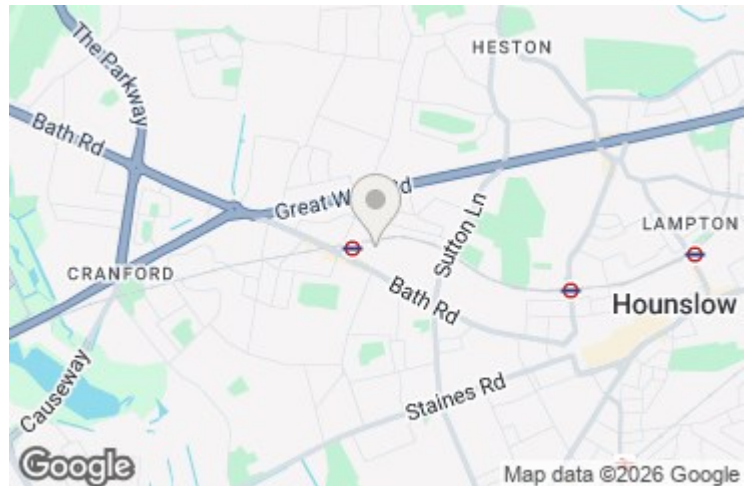






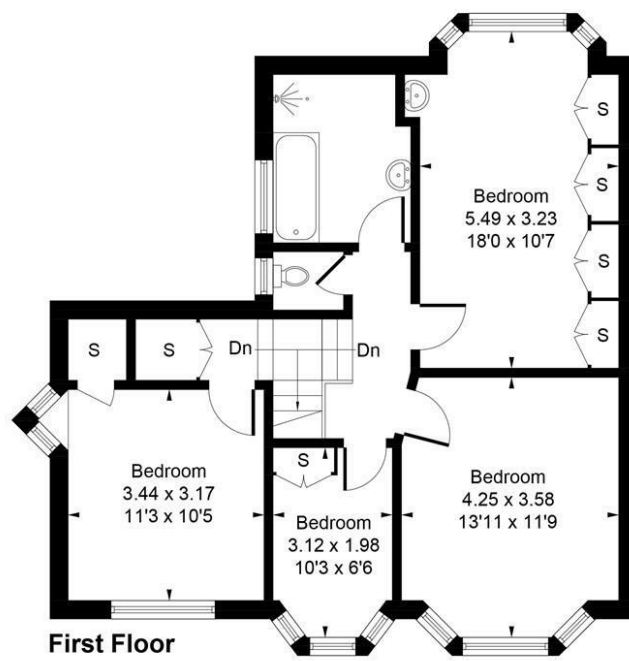
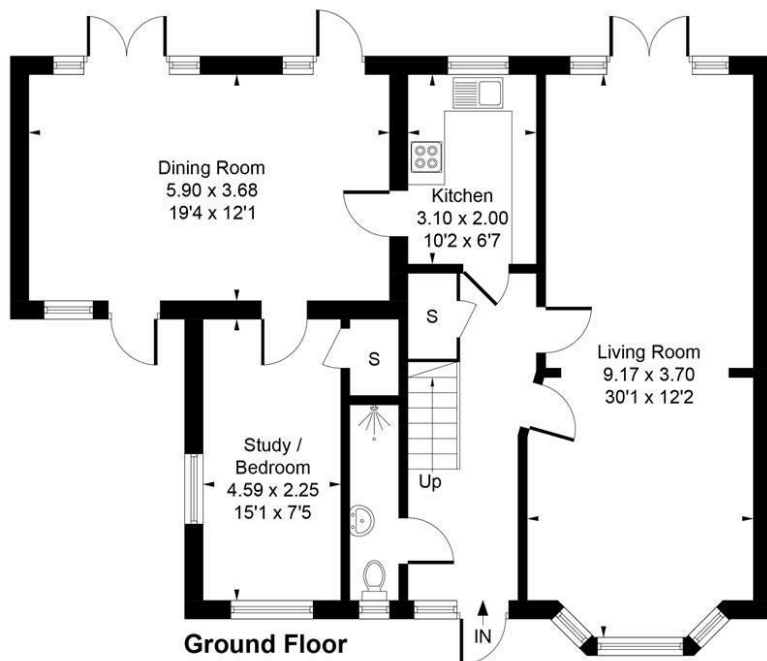
Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



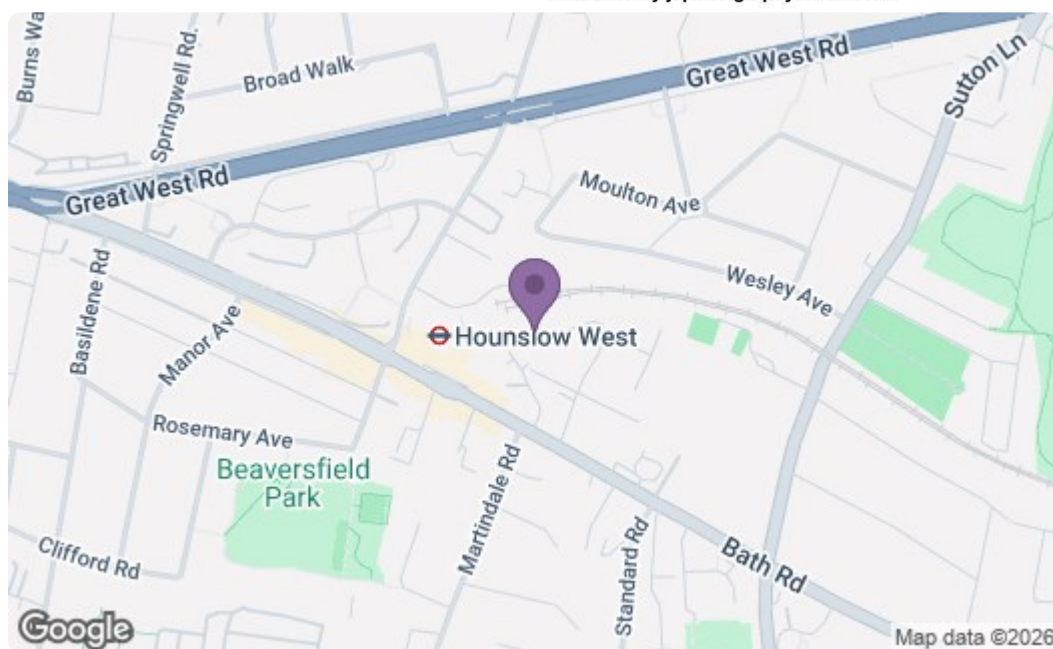
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Approximate Gross Internal Area
158.08 sq m / 1702 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

Produced by jcphotographystudio.com



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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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