



**Stanborough Road, Hounslow, TW3 1YE**

**£475,000**

A three bedroom mid-terrace family home situated in this quiet cul-de-sac with easy reach of Hounslow Town Centre and walking distance of bus routes to Isleworth and Twickenham. The accommodation comprises, on the ground floor entrance porch, cloakroom, thorough lounge/diner and kitchen, on the first floor three bedrooms and family bathroom, outside front and rear gardens. The property also benefits from double glazed windows and central heating. Offered for sale with no onward chain!

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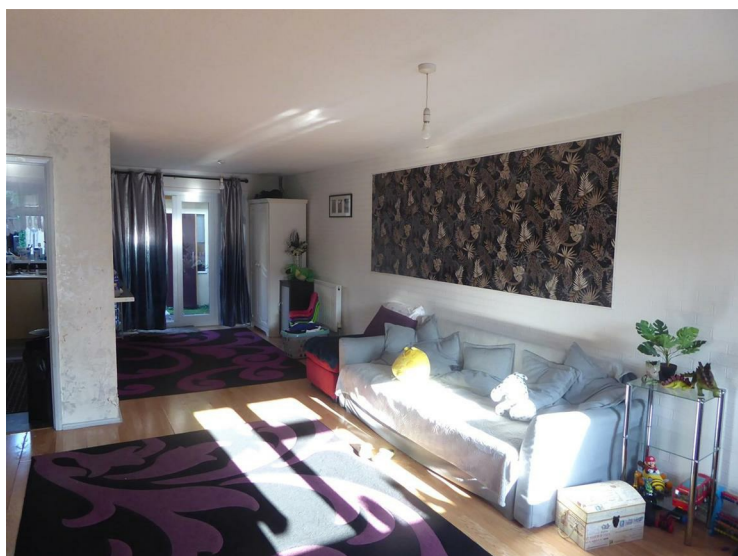
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**Entrance Porch**

Side aspect double glazed window, storage cupboard housing boiler. Door to...

**Through Lounge/Diner**

Front aspect double glazed window, radiator, stairs to first floor, further radiator, double glazed door to garden.

**Cloakroom**

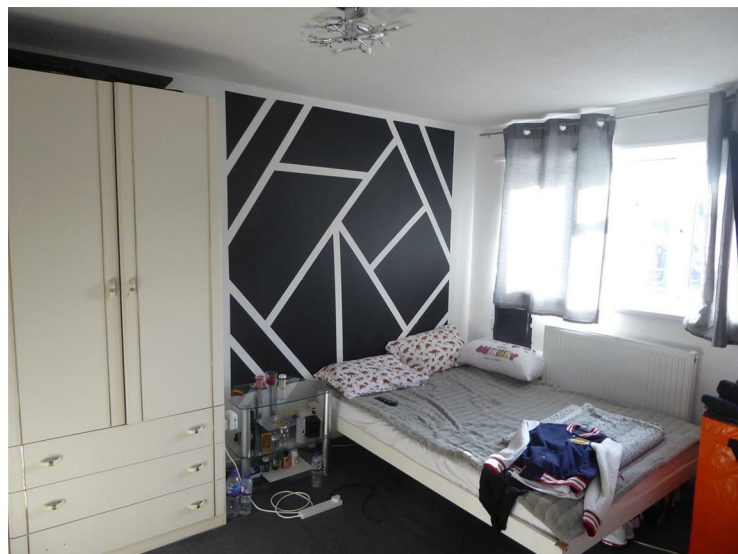
Low level w/c, wash hand basin.

**Kitchen**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, space for cooker, washing machine and fridge/freezer, part tiled walls.

**First Floor Landing**

Access to loft, doors to rooms.

**Bedroom One**

Front aspect double glazed window, radiator, power point.

### Bedroom Two



Rear aspect double glazed window, radiator, power point.

### Bedroom Three

Rear aspect double glazed window, radiator, power point.

### Bathroom

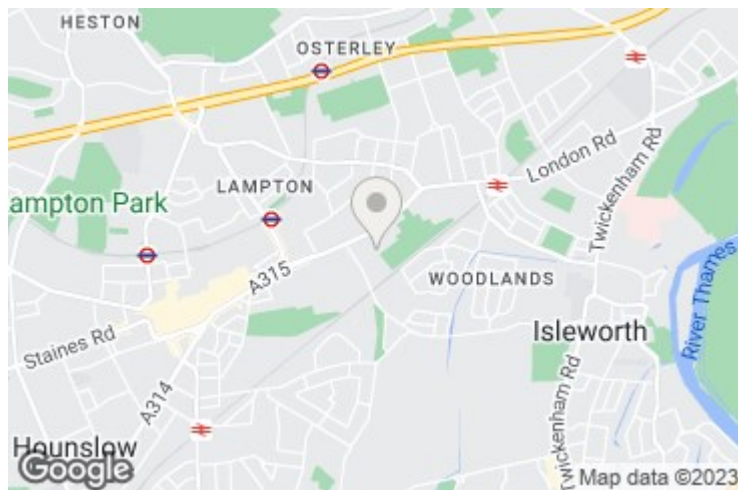


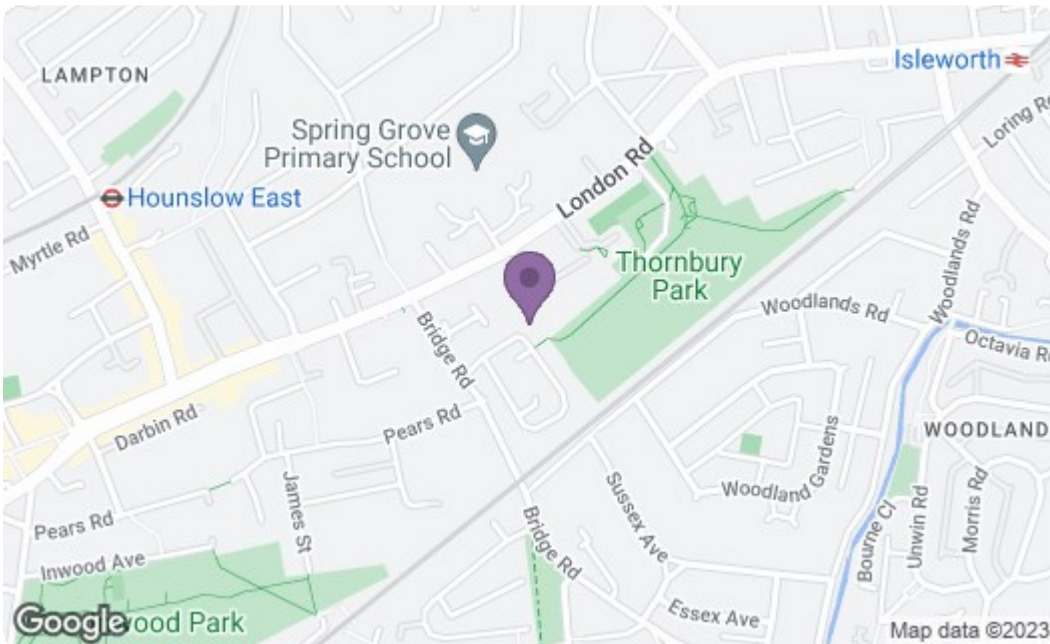
Panel enclosed bath with mixer tap, wash hand basin, low level w/c, tiled walls, radiator double glazed window.

### Outside

#### Rear Garden

Paved patio area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			90
(81-91) <b>B</b>		75	
(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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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