

## **Ellington Road, Hounslow, TW3 4HX**

**£555,000**

A three bedroom semi-detached family home, situated in one of Hounslow's sought after residential locations within walking distance of Hounslow Town Centre, Hounslow East/Central tube stations and local schools and bus routes. The accommodation comprises two separate reception rooms, re-fitted modern kitchen with built-in hob, downstairs cloakroom, on the first floor three generous sized bedrooms and re-fitted modern bathroom suite. Outside own drive with block paved parking area, rear garden with timber storage room located at the rear of the garden. The property also benefits from double glazed windows, central heating and solar panels. An internal viewing is strongly recommended.

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**Entrance Hallway**

Radiator, doors to rooms, understairs storage cupboard housing gas meter.

**Cloakroom**

Low level w.c, wash hand basin, cupboard housing electric and solar panel meters.

**Reception One**



Front aspect double glazed window, radiator, feature open fireplace with mantle, picture rail.

**Reception Two**



Rear aspect double glazed window, double glazed door to garden, radiator, picture rail.

**Re-Fitted Modern Kitchen**



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall mounted units, built-in hob, extractor hood and built-in oven, integrated microwave, space for washing machine, part tiled walls, tiled flooring, cupboard housing "Worcester" boiler.

**First Floor Landing**

Access to loft space, side aspect double glazed window, doors to rooms.

**Bedroom One**



Front aspect double glazed window, radiator, power point.

**Bedroom Two**



Rear aspect double glazed window, radiator, feature fireplace.

**Bedroom Three**



Rear aspect double glazed window, radiator, power point.

**Re-Fitted Modern Bathroom Suite**



Modern white suite comprising tiled enclosed bath with mixer tap and wall mounted shower unit, pedestal wash hand basin, low level w.c, part tiled walls and tiled flooring, built-in storage cupboard with shelving, front aspect double glazed window, radiator.

**Outside**

**Rear Garden**

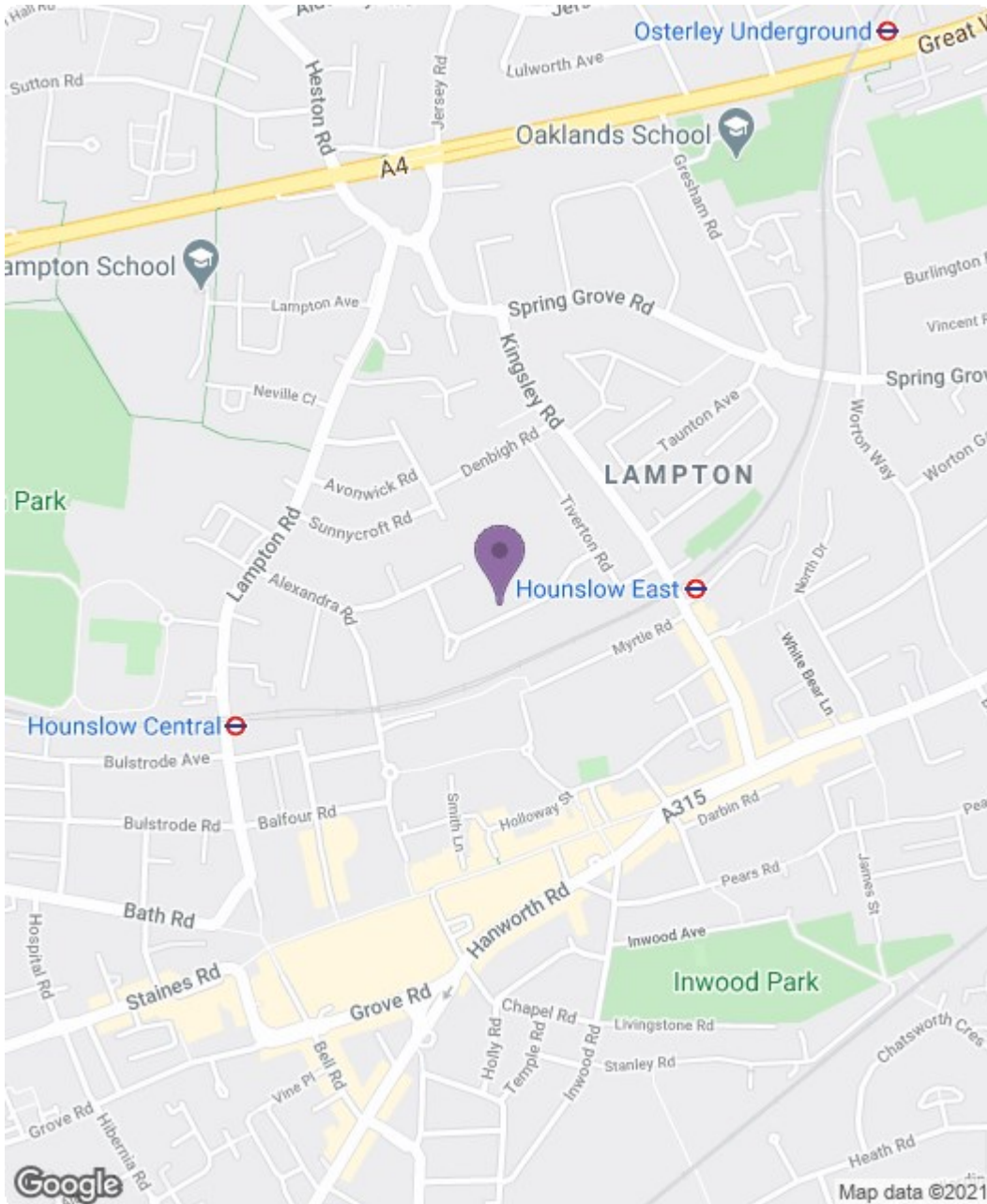




Shingle area leading onto paved patio area with mature shrub borders, timber storage room at the rear of the garden, side access

**Front**

Own driveway with brick paved off street parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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