



**Layton Road, Hounslow, TW3 1YH**  
**£690,000**

A four bedroom extended family home which has been tastefully decorated and modernised to a high standard recently by the present owners. The property is situated in this ever popular residential location in the Inwood Park area with easy access to Hounslow town centre and Hounslow East tube station. Hounslow mainline station and local schools are all within easy reach. The accommodation comprises on the ground floor through lounge, extended modern fitted kitchen with "Corian" worktops and "Siemens" appliances and modern shower room, on the first floor three generous bedrooms, and modern family bathroom suite, on the second floor bedroom four with built-in wardrobes, "Juliet" balcony and modern shower room. Outside rear garden with brick built outhouse with separate heating and shower room, front garden with brick paved area. An internal viewing is highly recommended to appreciate this family home, which is offered for sale with no onward chain.

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**Enclosed Entrance Porch**

Tiled flooring, spotlights, door to...

**Entrance Hallway**



Tiled flooring with underfloor heating, power point, doors to rooms, stairs to first floor.

**Through Lounge**



Front aspect double glazed window, radiator, power point, tiled flooring with underfloor heating. Through to...

**Extended Kitchen/Diner**



Corian worktop breakfast bar with single drainer sink unit with mixer tap and cupboard below, built-in "Siemens" 5 ring hob with feature "Siemens" extractor hood above, built-in "Siemens" oven/microwave and hot plate, floor and wall mounted units, integrated "Siemens" dishwasher and integrated "Liebherr" tall fridge/freezer, cupboard housing "Valiant" boiler and mega flow system, tiled flooring with underfloor heating, double glazed Bi-folding doors to rear garden.

**Dining Area**



**Shower Room**



Tiled enclosed shower cubicle with wall mounted shower unit, wash hand basin with mixer tap and vanity unit below, low level w/c, spotlights.

**First Floor Landing**



Doors to rooms and stairs to second floor.

**Bedroom One**



Front aspect double glazed window, radiator, power point.

**Bedroom Two**



Rear aspect double glazed window, radiator, power point.

**Bedroom Three**

Front aspect double glazed window, radiator, power point, spotlights.

**Modern Family Bathroom**



White suite comprising tiled enclosed bath, wash hand basin with mixer tap, low level w/c, tiled walls, rear aspect double glazed window, heated towel rail, tiled flooring.

**Second Floor**

**Bedroom Four**



Skylight windows, radiator, double glazed doors to "Juliet" balcony, built-in wardrobes with further storage cupboards.

**Shower Room**



Tiled enclosed shower cubicle with wall mounted shower unit, wash hand basin with mixer tap, low level w/c, spotlights.

**Outside**

**Rear Garden**



Paved patio area leading to mainly laid to lawn area.

### Brick Built Outhouse



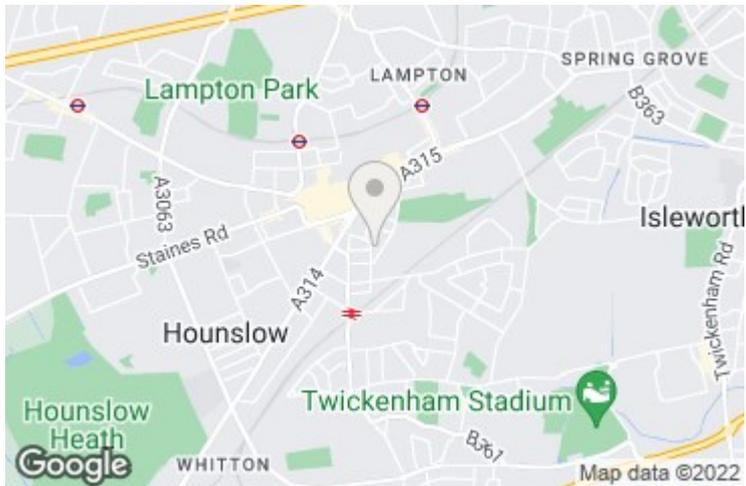
Double glazed windows and double glazed door, laminate flooring, two radiators, built-in cupboard housing washing machine and dryer, wall mounted boiler, spotlights.

### Shower Room

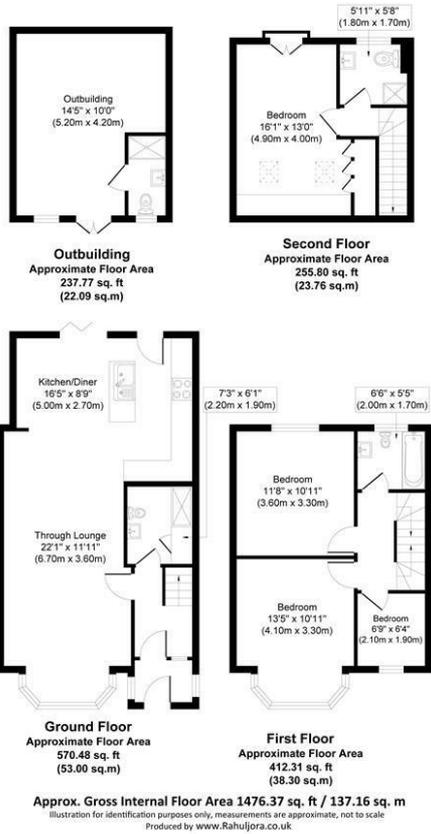
Tiled enclosed shower cubicle, wash hand basin, low level w/c, tiled walls, double glazed window.

### Front

Brick paved area.



Layton Rd, Hounslow TW3 1YH



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		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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