

### **Bulstrode Road, Hounslow, TW3 3AW**

**£525,000**

A three/four bedroom semi-detached house located in this popular residential location with access to Hounslow town centre, Hounslow Central tube and further transport links. The accommodation comprises two reception rooms, fitted kitchen, shower room, on the first floor three double bedrooms and bathroom. The property benefits from double glazed windows, central heating, front garden and large rear garden.

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### Entrance Hallway

Radiator, stairs to first floor, understairs storage cupboard, door to reception two and door to...

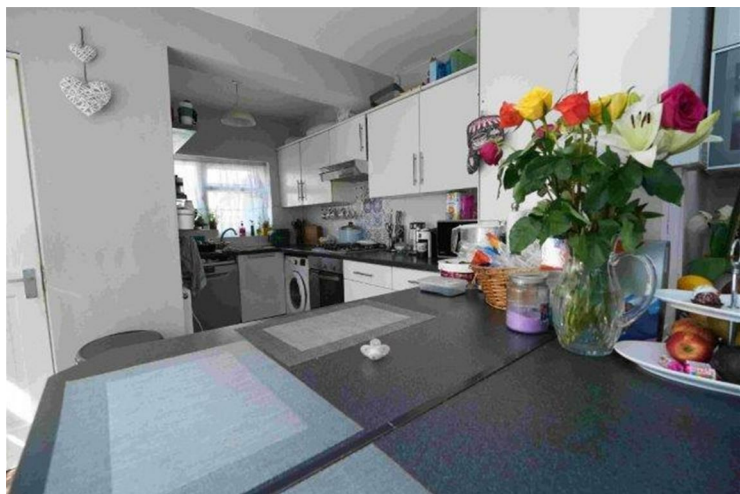
### Reception One 11'8 x 11'8 (3.56m x 3.56m)

Front aspect double glazed bay window, power points, radiator, feature fireplace, carpet.

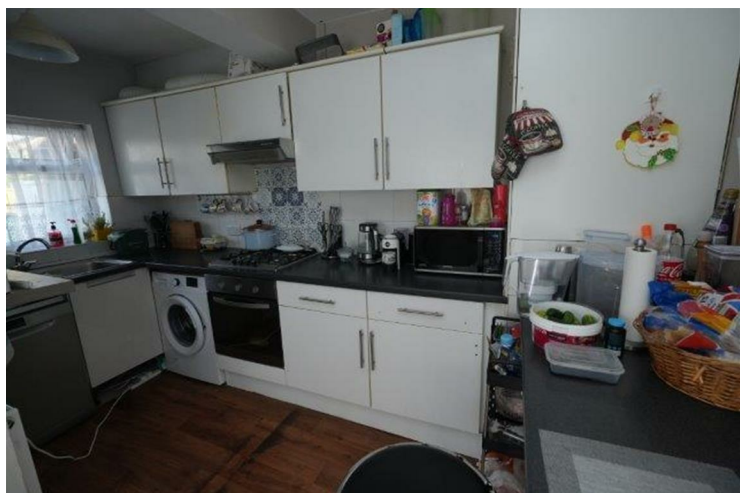
### Reception Two 11'8 x 9'8 (3.56m x 2.95m)

Rear aspect double glazed window, fireplace, power points, radiator.

### Kitchen 24'9 x 10'8 (7.54m x 3.25m)



Single drainer sink unit with mixer tap and cupboard below, further wall and floor mounted units, gas hob, electric oven with overhead extractor hood space for washing machine, varnished wood flooring, part tiled walls, power points, wall mounted combination boiler, radiator, breakfast bar, larder cupboard, laminate flooring to dining area, double glazed rear aspect window, door to rear garden.



### Shower Room

Shower cubicle, wash hand basin, w/c, fully tiled walls, radiator.

### First Floor Landing

Doors to rooms.

### Bedroom One 15'7 x 11'8 (4.75m x 3.56m)



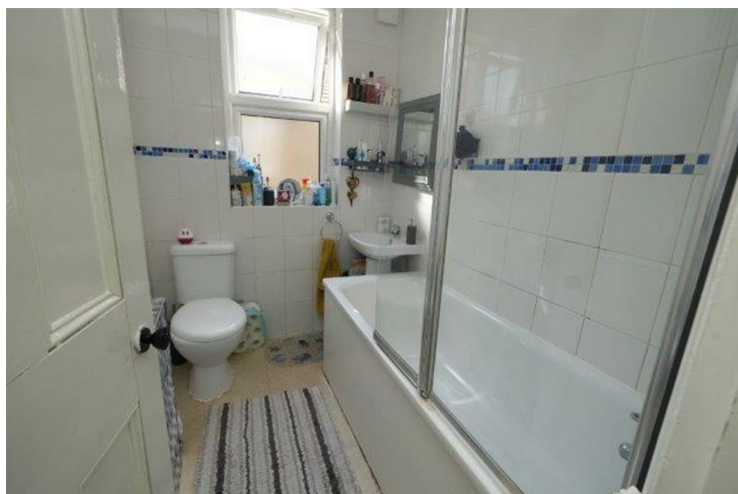
Front Rear aspect double glazed window, wall to wall wardrobes, radiator, power points, carpet.

**Bedroom Two 11'8 x 9'8 (3.56m x 2.95m)**

Rear Rear aspect double glazed window, fireplace, power points, carpet.

**Bedroom Three 13'1 x 10'8 (3.99m x 3.25m)**

Rear Rear aspect double glazed window, radiator, power points, carpet.

**Bathroom**

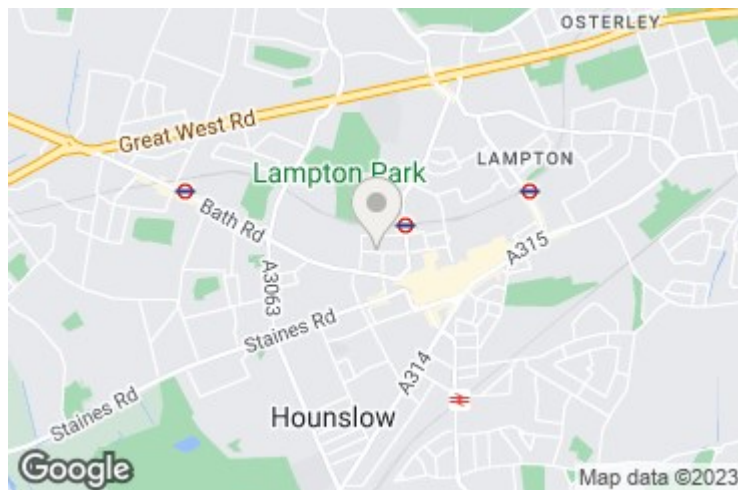
Panel enclosed bath with mixer tap, wash hand basin, low level w/c, tiled walls.

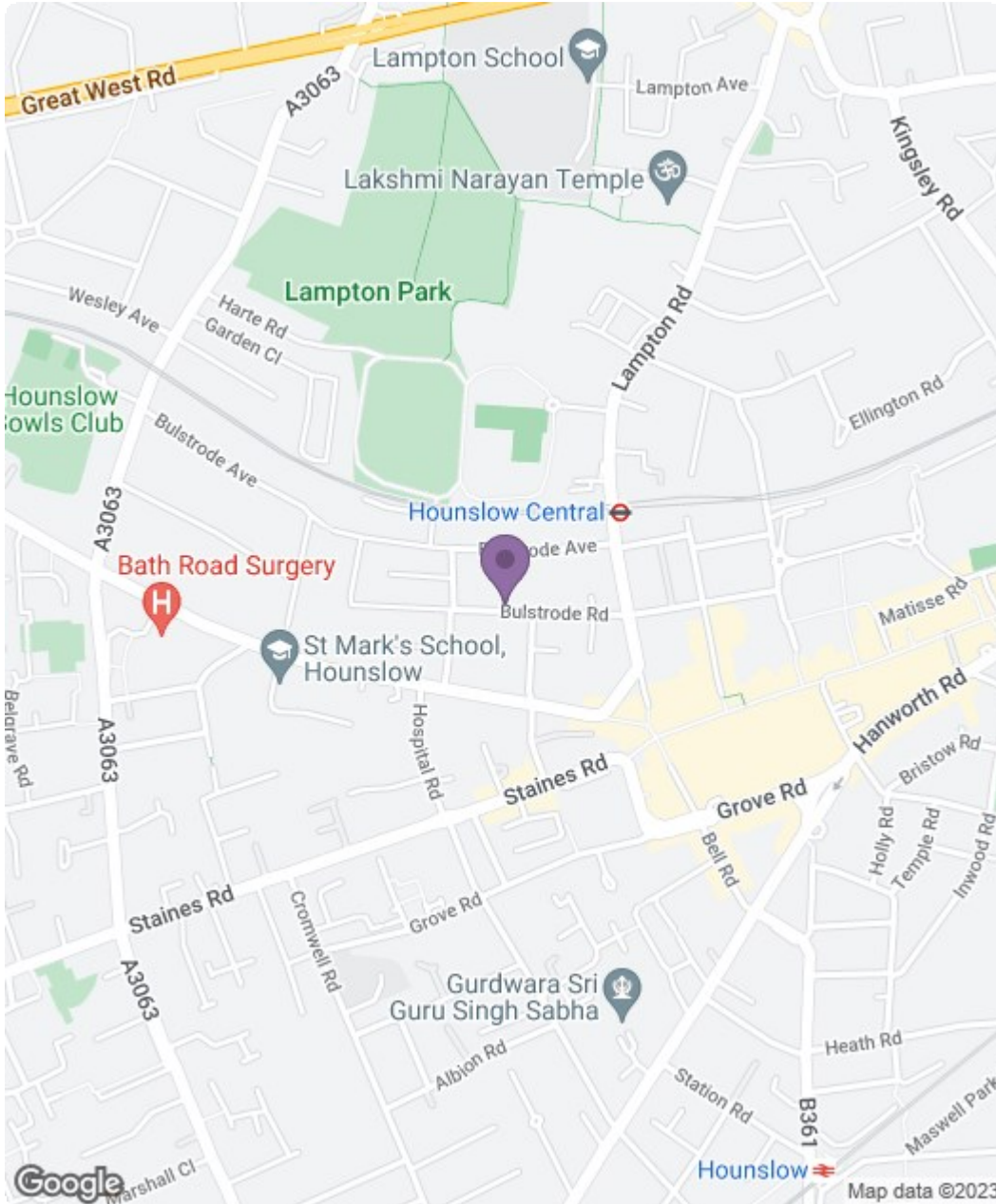
**Outside****Rear Garden**



Approximately 100ft

**Front**

Concrete are with flower beds.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
England & Wales		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			
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