



Scott Trimmer Way, Hounslow, TW3 4LZ
Offers In The Region Of £515,000

A beautifully refurbished three-bedroom semi-detached family home, ideally situated in a quiet cul-de-sac with excellent access to Hounslow West Tube Station, local schools, the A4 into Central London, and Heathrow Airport. The ground floor offers a newly fitted modern kitchen, a bright and spacious lounge, a convenient cloakroom, and a double-glazed conservatory overlooking the garden. Upstairs, the first floor comprises three well-proportioned bedrooms and a contemporary newly fitted family bathroom. Further benefits include central heating, secondary glazed windows, a south facing rear garden, and off-street parking. Presented in good decorative condition throughout, this property is offered with no onward chain, making it an ideal purchase for families or investors alike.

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

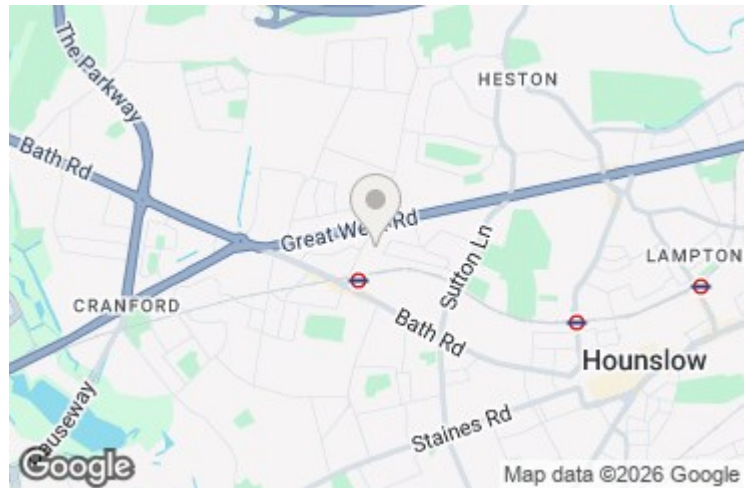






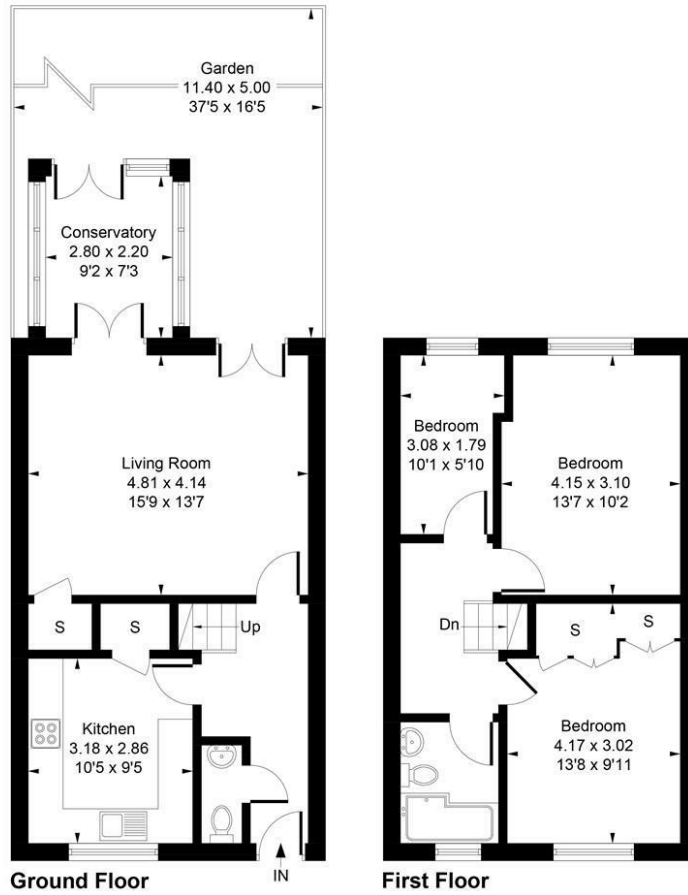
Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



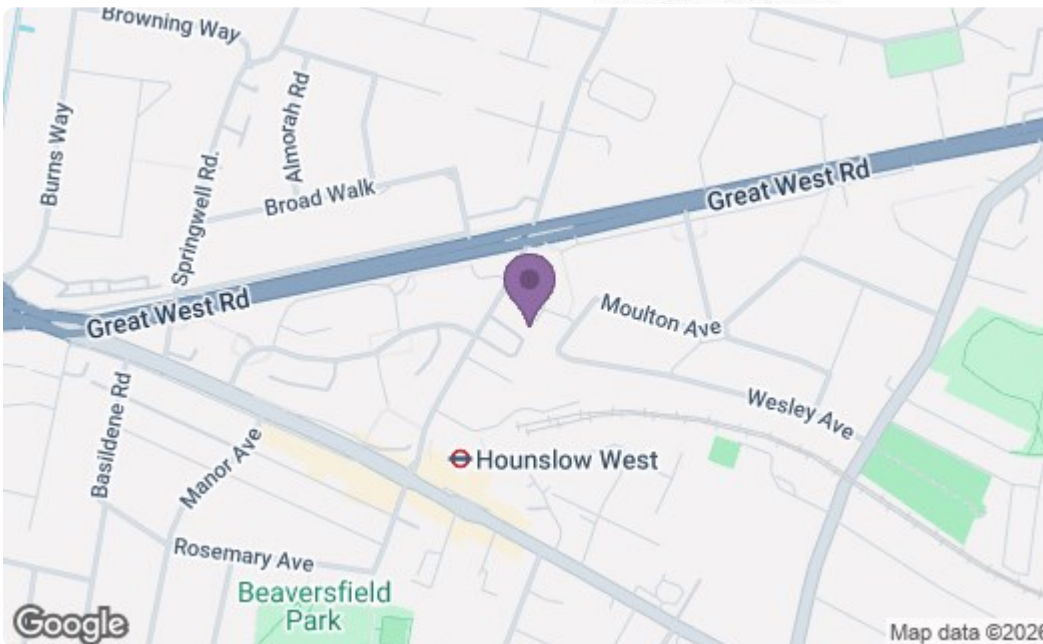
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Approximate Gross Internal Area
89.46 sq m / 963 sq ft



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 purchaser.

Produced by jcphotographystudio.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	
(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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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