



Sunnycroft Road, Hounslow, TW3 4DR
Offers Over £530,000

A rarely available three bedroom detached bungalow. The accommodation comprises a bright and spacious lounge/diner, kitchen, family bathroom with separate w.c, master bedroom, on the first floor two further bedrooms. The property benefits from double glazed windows, central heating, enclosed rear garden and driveway with off street parking and access to a double width garage.

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

Enclosed Entrance Porch

Front door to...

Entrance Hallway

Radiator, doors to rooms, stairs to first floor landing.

Lounge



Front aspect double glazed window, radiator, power point, coving, centre rose, double opening doors to...

Dining Room



Two radiators, sliding secondary glazed door to garden.

Bedroom One



Front aspect double glazed window, radiator, power point.

Kitchen



Double bowl stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and double oven, part tiled walls, wall mounted boiler, power point, rear aspect double glazed window and door to garden.

Bathroom



Coloured suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin.

Separate W/C

Low level w.c, radiator, side aspect double glazed window.

First Floor Landing



Side aspect double glazed window, eaves storage, further eaves storage space, doors to rooms.

Bedroom Two



Front aspect double and secondary glazed window, radiator, power point.

Bedroom Three



Rear aspect double and secondary glazed window, airing cupboard housing cylinder tank, further storage cupboard.

Outside

Rear Garden



Block paved area, side access.

Front



Driveway with off street parking for at least two cars.

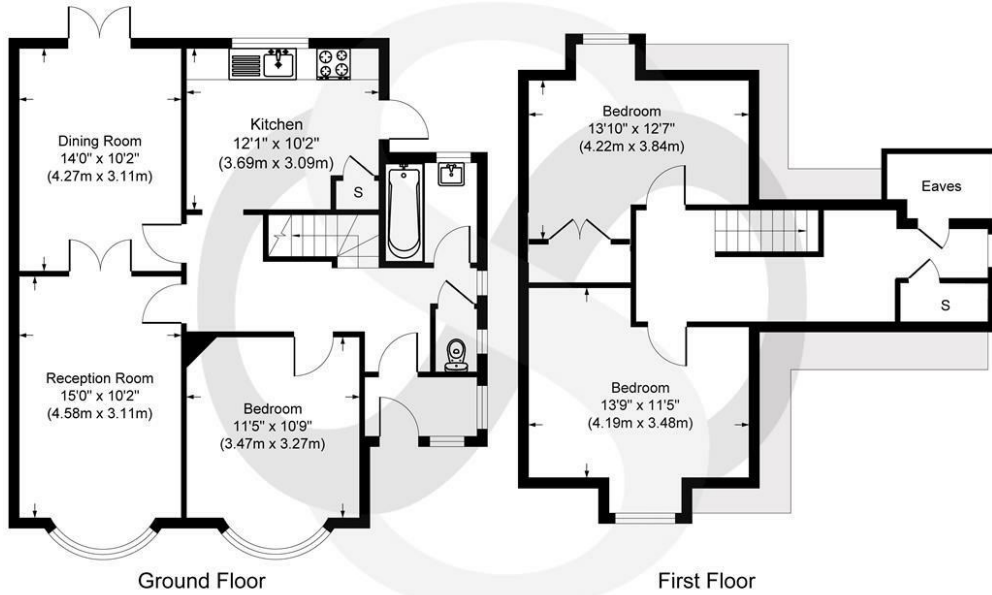
Double Width Garage



Up and over doors, access via driveway.



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Approx. Gross Internal Floor Area 1251 sq. ft / 116.29 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale
Produced by www.truinteriorphoto.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E			
(21-38) F		18	
(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			81
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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