



**Bath Road, Hounslow, TW3 3BN**

**£425,000**

A well presented two bedroom semi-detached house situated in the heart of Hounslow. A very short walk to Hounslow High Street, Hounslow Central tube station, and the local supermarkets. On the ground floor is an open plan lounge and dining area leading to the kitchen and bathroom. Upstairs are two double bedrooms. Outside are front and rear gardens, and the property benefits from double glazed windows and central heating. An internal viewing is strongly recommended to appreciate this houses' charms and character. Ideal for a first time buyer or buy-to-let.

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### Through Lounge/Diner



Front aspect double and secondary glazed window, radiator, exposed flooring, feature fireplace (not being used) storage cupboard, further radiator, rear aspect double glazed window, stairs to first floor.

### Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, built-in hob and oven below.

### Inner Hallway

Double glazed door to garden, space for washing machine.

### Bathroom



White suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin, low level w/c, radiator, tiled flooring, double glazed window.

### First Floor Landing



**Bedroom One**

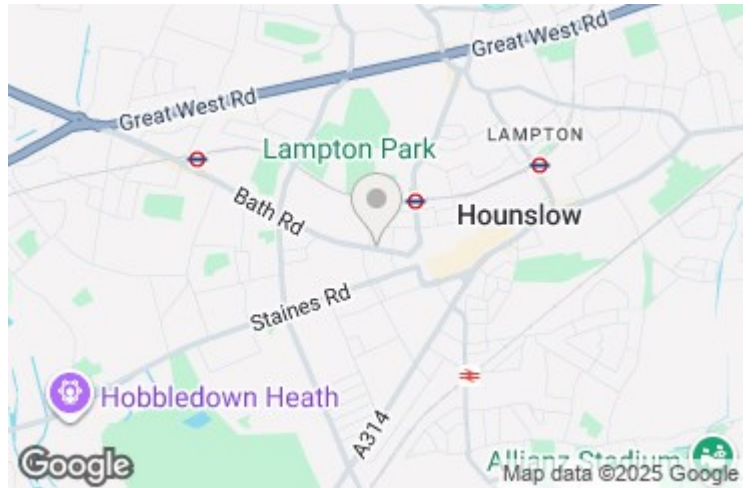
Front aspect double and secondary glazed window, radiator, access to loft.

**Bedroom Two**

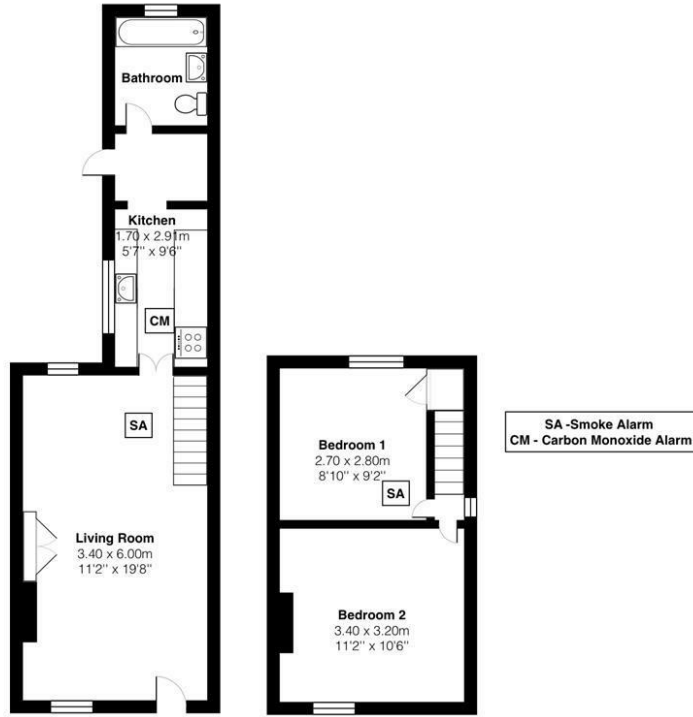
Rear aspect double glazed window, radiator, cupboard.

**Outside****Rear Garden**

Paved patio area, timber shed.



71 Bath Road TW3 3BN



Total Area: 52.6 m<sup>2</sup> ... 566 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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