



Grove Road, Hounslow, TW3 3PT

£390,000

A two bedroom semi-detached house situated in the heart of Hounslow within walking distance to Hounslow town centre, Hounslow Central tube station, Hounslow mainline station and easy access to local shops and bus routes. The accommodation comprises a through lounge/diner, kitchen with built-in hob and oven, conservatory leading to rear garden, on the first floor two double bedrooms and family bathroom. The property benefits from mostly double glazed windows, central heating and rear garden. An ideal first time buy or investment opportunity, viewing recommended.

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Through Lounge/Diner



Front aspect double glazed window, radiator, power point.

Dining Area



Stairs to first floor, cupboard housing electric meters, through to...

Kitchen



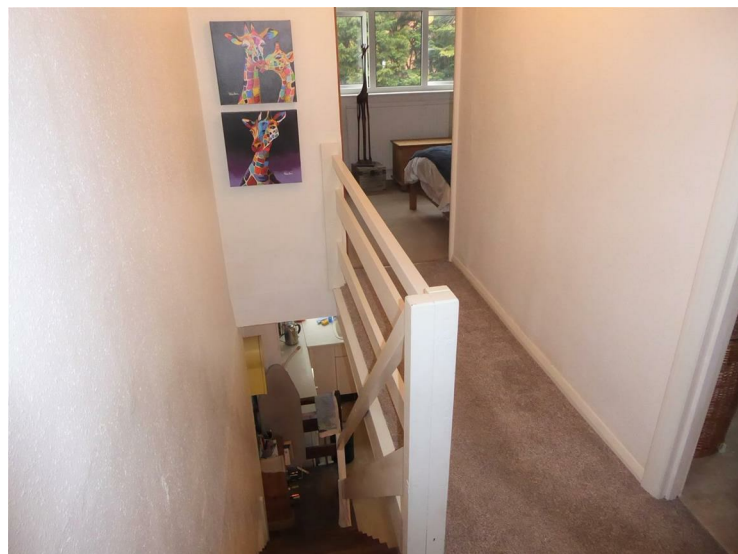
1 1/2 bowl single drainer sink unit with mixer tap and cupboards below, further range of wall and floor mounted units, built-in hob and oven below, cooker hood, space for washing machine and fridge/freezer, part tiled walls, rear aspect window and door to...

Conservatory



Rear and side aspect windows, door to garden.

First Floor Landing



Access to loft and door to rooms.

Bedroom One



Front aspect double glazed window, radiator, built-in wardrobes and further storage cupboard.

Bedroom Two



Rear aspect double glazed window, radiator.

Bathroom



Modern white suite comprising enclosed bath with wall mounted shower unit, wash hand basin with vanity unit below, low level w/c, side aspect double glazed window, radiator.

Outside

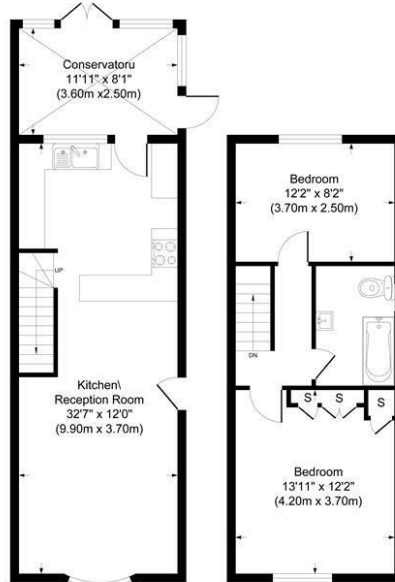
Rear Garden



Paved patio area, shrub borders, side access.



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Ground Floor
Approximate Floor Area
498.50 sq. ft
(46.31 sq.m)

First Floor
Approximate Floor Area
391.16 sq. ft
(36.34 sq.m)

Approx. Gross Internal Floor Area 889.71 sq. ft / 82.65 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale
Produced by Instagram: RIORA.PHOTOGRAPHY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		56	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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