



Sarsen Avenue, Hounslow, TW3 4JN

Offers Over £525,000

Situated in this popular cul-de-sac location off Sutton Lane is this three bedroom semi-detached family home with easy access to Lampton Park, local schools, A4 and Heathrow. The accommodation comprises a lounge/diner, kitchen, on the first floor three bedrooms and family bathroom. Outside a front, rear and side garden with potential to extend (stpp). The property is in need of modernisation and is often for sale with no onward chain. Call now for more details.

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

Entrance Hallway

Stairs to first floor, understairs cupboard, radiator.

Reception One

Front aspect double glazed window, radiator, fire with tiled surround, double sliding doors to...

Reception Two

Rear aspect double glazed door to garden, radiator, serving hatch.

Kitchen

Single drainer stainless steel sink unit with cupboard below, space for cooker, wall mounted boiler, side aspect double glazed window and door to garden.

First Floor Landing

Side aspect window, access to loft, airing cupboard housing cylinder tank and doors to rooms.

Bedroom One

Front aspect double glazed window, radiator.

Bedroom Two

Rear aspect double glazed window, radiator.

Bedroom Three



Front aspect double glazed window, radiator.



Bathroom



White suite comprising panel enclosed bath, pedestal wash hand basin, low level w/c, radiator, part tiled walls, rear aspect double glazed window.

Outside

Rear Garden

Paved area and raised area,

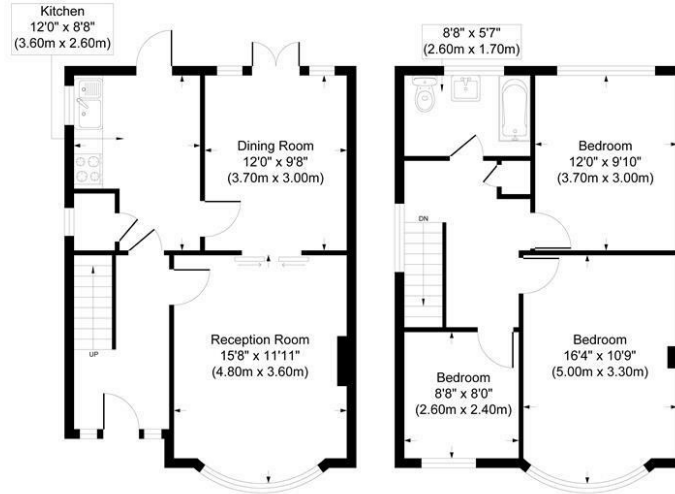
Front

Laid to lawn area.

Side

Concrete area, side access, timber shed.

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Ground Floor
Approximate Floor Area
492.02 sq. ft
(45.71 sq.m)

First Floor
Approximate Floor Area
505.86 sq. ft
(46.99 sq.m)

Approx. Gross Internal Floor Area 997.88 sq. ft / 92.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		69	
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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