



Dene Avenue, Hounslow, TW3 3AQ

£695,000

ANOTHER SALE BY STAMFORDS! An extended four bedroom semi-detached family home situated in one of Hounslow's premier residential locations within walking distance to Hounslow Central tube station, Hounslow town centre, bus routes and schools. The accommodation comprises, on the ground floor, entrance porch, shower room, through lounge with feature effect fire, extended and fitted kitchen with breakfast area and dining area, on the first floor three spacious bedrooms, main bedroom with built-in wardrobes and family bathroom, on the second floor an airy and bright bedroom four with en-suite shower room. Outside a generous sized rear garden with side access and a brick built outhouse with power and lighting, to the front own driveway providing off street parking for two cars. The property also benefits from double glazed windows and central heating. Offered for sale in good decorative order throughout and an internal viewing is strongly recommended.

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

Enclosed Entrance Porch

Door to...

Entrance Hallway

Radiator, double glazed window, wood flooring, understairs storage cupboard, stairs to first floor, doors to rooms, wall mounted combination boiler, space for washing machine.

Shower Room

Low level w/c, wash hand basin with vanity unit below and wall mounted mixer tap, tiled enclosed shower cubicle with wall mounted shower unit, side aspect double glazed window, tiled flooring.

Through Lounge

Front aspect double glazed window, radiator, feature gas fireplace, wood flooring, power point, further radiator, double opening doors to...



Extended Kitchen/Diner

Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in five ring gas hob with extractor fan above, built-in oven and microwave, part tiled walls, integrated dishwasher, space for "American" fridge/freezer.

**First Floor Landing**

Radiator, side aspect double glazed window, stairs to second floor.

Bedroom One

Front aspect double glazed window, built-in wall wardrobes and over bed recess with storage.

Bedroom Two

Rear aspect double glazed window, radiator, power point.

**Bedroom Three**

Front aspect double glazed window, radiator, wood flooring.

Family Bathroom

Coloured suite comprising corner bath with mixer tap and shower attachment, pedestal wash hand basin, low level w/c, tiled walls and flooring, radiator, side and rear aspect double glazed windows.

Second Floor

Bedroom Four



Rear aspect double glazed window, radiator, power point, built-in wardrobes, eaves storage, "Velux" skylight window, door to...



En-Suite



Tiled enclosed shower cubicle with wall mounted storage unit, wash hand basin with vanity unit below, low level w/c, tiled walls, tiled flooring, heated towel rail, double glazed window.

Outside

Rear Garden



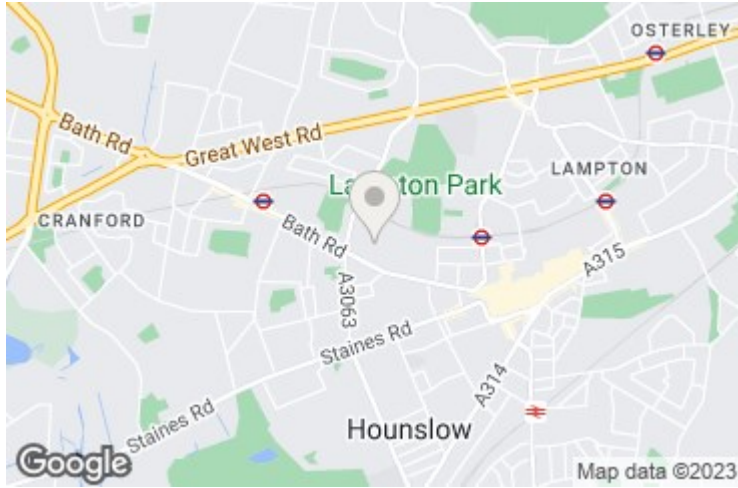
Paved patio area, pathway with laid to lawn area and shrub borders, brick built shed, side access, further paved area.

Brick Built Outhouse

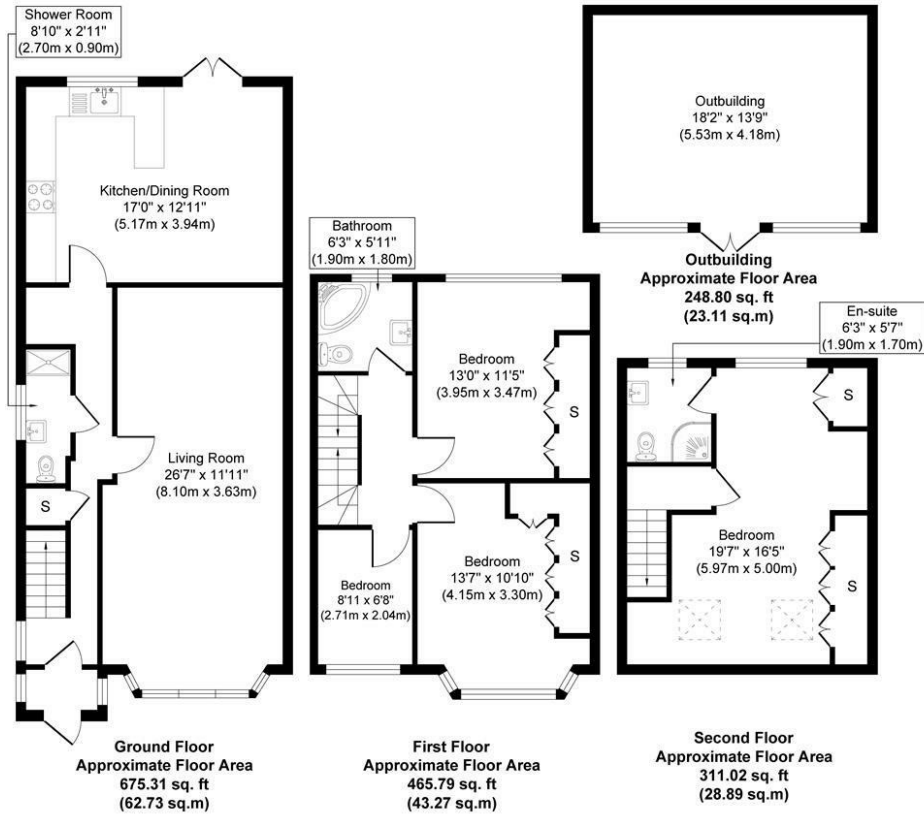
Tiled flooring, power and electric, power point.

Front

Own driveway providing off street parking.

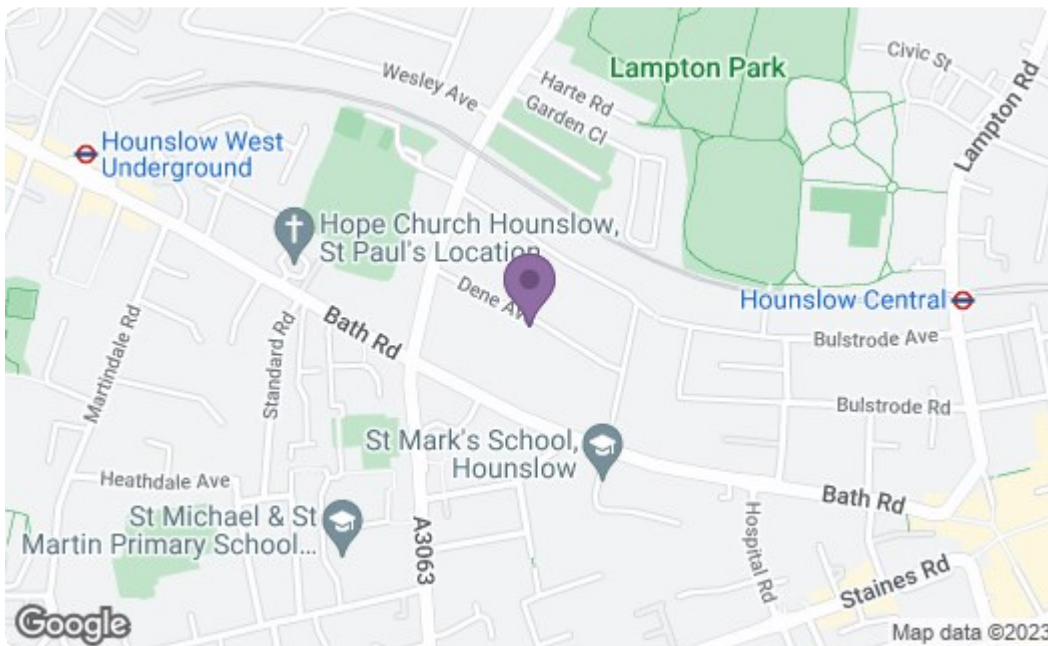


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Approximate Gross Internal Floor Area 1700.94 sq. ft / 158.02 sq. m

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	82
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			
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Not environmentally friendly - higher CO ₂ emissions			
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