



## **Granville Avenue, Hounslow, TW3 3TF**

**£460,000**

A 1930's three double bedroom mid-terrace family home situated in this popular residential location just off the Wellington Road South with easy access to local shops, Hounslow Town Centre, bus routes, tube stations. Hounslow mainline station and within the catchment area for Heathland School.

The accommodation comprises two separate reception rooms, kitchen, on the first floor three generous sized bedrooms, family bathroom and a separate w/c. The property also benefits from double glazed windows, central heating, front and rear garden with a brick built outdoor shed. The property is being sold with no onward chain. Call now for more details.

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**Entrance Porch**

Further door to...

**Entrance Hallway**

Radiator, stairs to first floor, understairs storage cupboard.

**Reception One**

Front aspect double glazed window, radiator, power point.

**Reception Two**

Rear aspect double glazed window, door to garden, radiator, power point.

**Kitchen**

1 1/2 bowl single drainer sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob with extractor hood above, built in oven, space for fridge/freezer and washing machine, part tiled walls and double glazed door to rear garden.

**First Floor Landing**

Doors to rooms.

**Bedroom One**

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

### Bedroom Two



Rear aspect double glazed window, radiator, power point, cupboard housing cylinder tank.

### Bedroom Three



Front aspect double glazed window, radiator, power point.

### Bathroom



White suite comprising panel enclosed bath with mixer tap and wall mounted shower unit, pedestal wash hand basin, tiled walls, front aspect double glazed window, radiator, wall mounted boiler.

### Separate W.C.

Low level w.c, double glazed window.

### Outside

#### Rear Garden



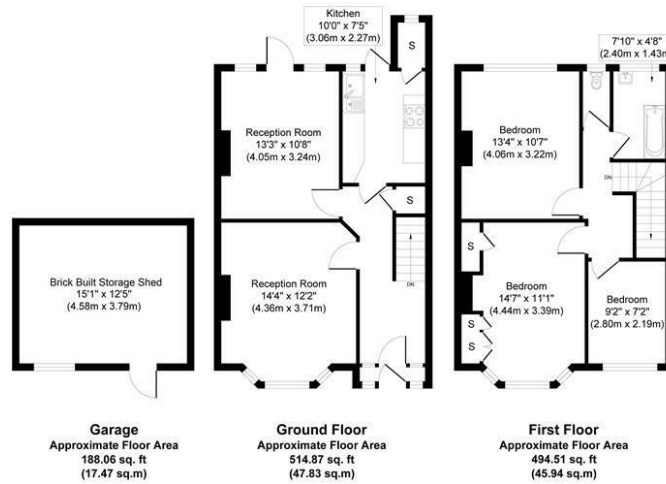
Concrete area, rest laid to lawn, brick built storage room.

### Front

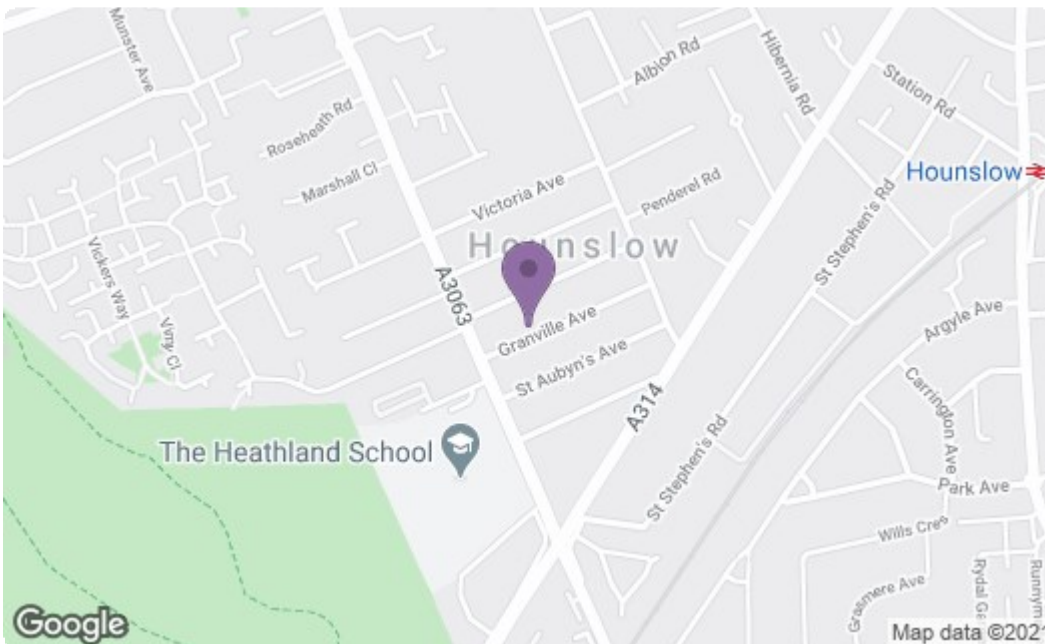
Pathway to front door, shrub borders.



## Granville Ave, Hounslow TW3 3TF



Approx. Gross Internal Floor Area 1009 sq. ft / 93.77 sq. m (Excluding Garage)  
Approx. Gross Internal Garage Area 187 sq. ft / 17.42 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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