



Queenswood Avenue, Hounslow, TW3 4LG

£625,000

A well presented extended semi-detached family home situated just off Sutton Lane with easy access to Hounslow Central or Hounslow West tube stations and local schools. The accommodation comprises, on the ground floor, a through lounge, modern extended kitchen/dining room, cloakroom and modern family bathroom, on the first floor three bright and airy bedrooms. Outside a mature rear garden with a covered patio area and storage shed, to the front driveway with off street parking. The property also benefits from double glazed windows and central heating. An internal viewing is strongly recommended by the vendors sole agents.

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Enclosed Entrance Porch

Tiled flooring, door to...

Entrance Hallway

Double glazed window, radiator, laminate flooring, stairs to first floor, doors to rooms.

Cloakroom

Low level w/c, wash hand basin with vanity unit below, double glazed window, radiator, tiled flooring.

Family Bathroom



Modern white suite comprising tiled enclosed bath with mixer tap, wash hand basin with mixer tap and vanity unit below tiled flooring and walls, double glazed window, heated towel rail, storage cupboard.

Lounge



Front aspect double glazed window, radiator, laminate flooring, fire with mantle surround, through to...



Extended Kitchen/Dining Room



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted

units, five ring hob with extractor above, built-in oven, integrated dishwasher, space for American style fridge freezer, part tiled walls, power point, breakfast bar, double glazed window,



Dining Area



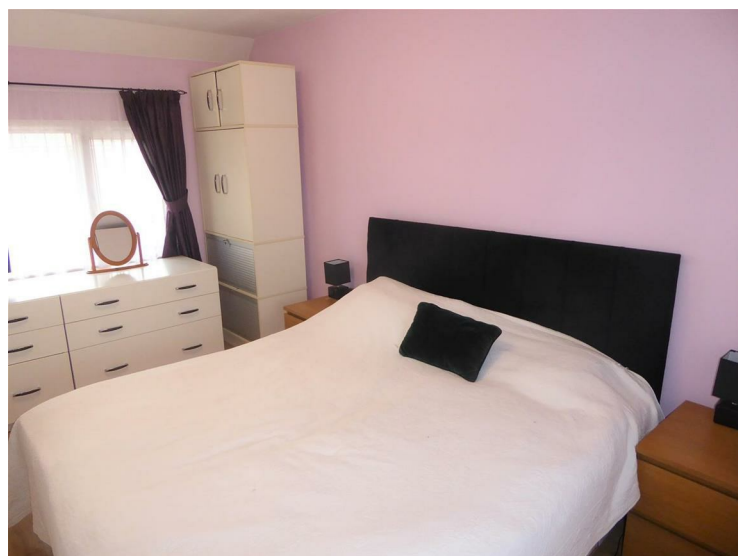
Radiator, sliding patio door to rear garden.



First Floor Landing

Access to loft, doors to rooms.

Bedroom One



Front aspect double glazed window, radiator, laminate flooring, built-in cupboard.

Bedroom Two

Front aspect double glazed window, radiator, laminate flooring.

Bedroom Three

Rear aspect double glazed window, double glazed window, radiator, laminate flooring, storage cupboard.

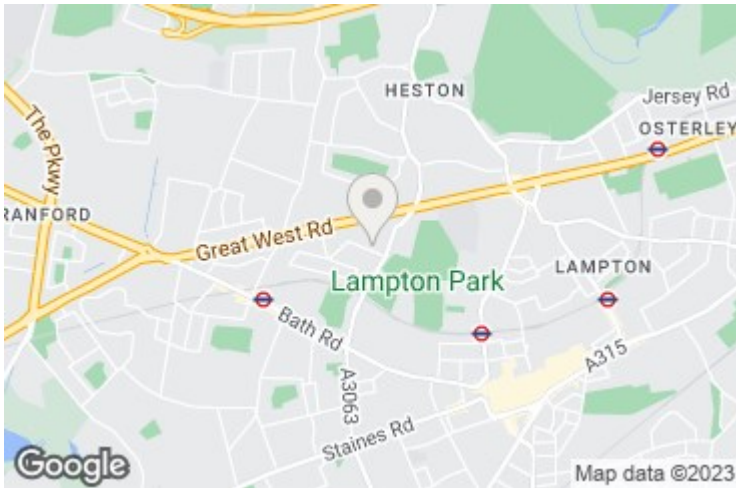
Outside**Rear Garden**

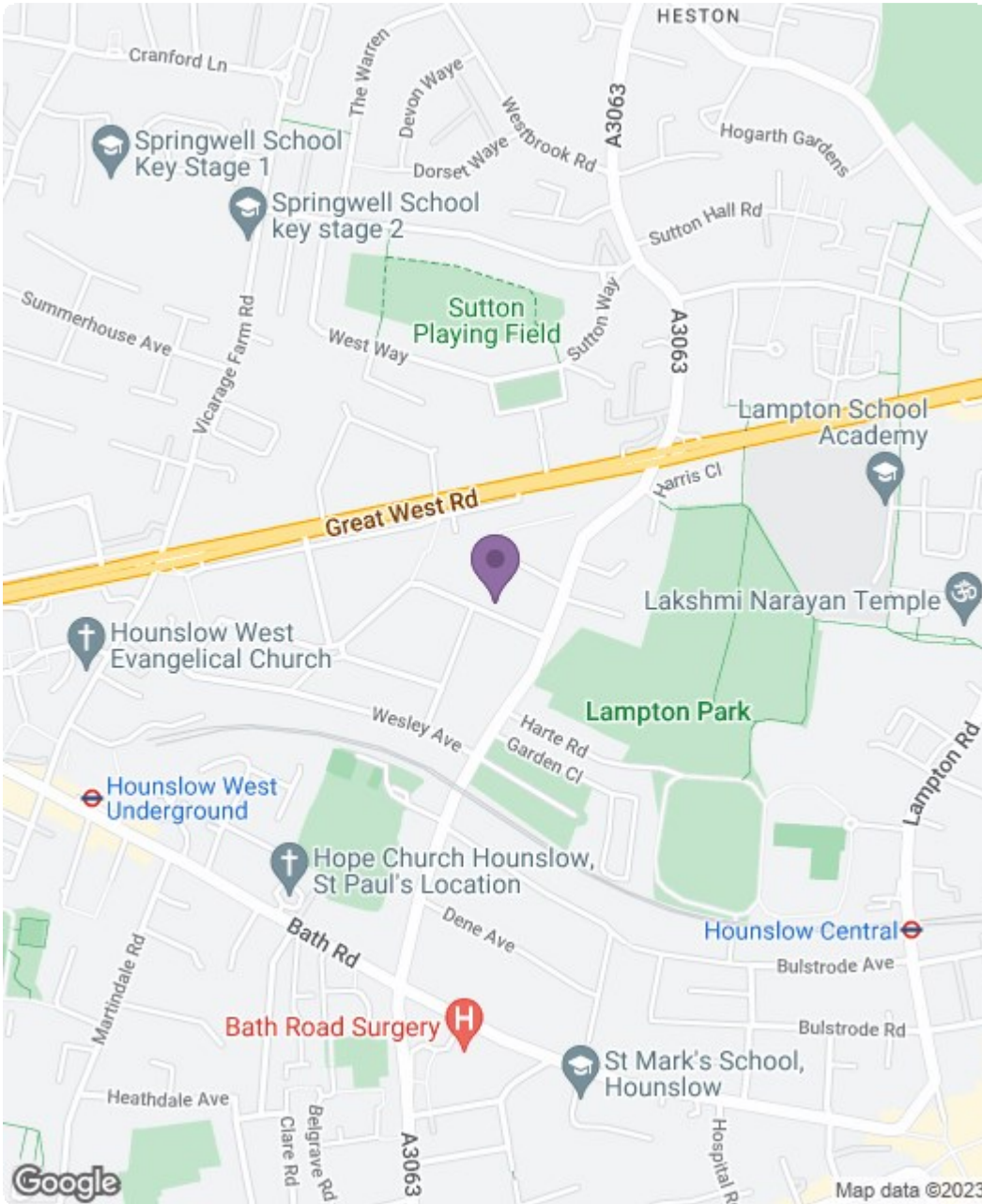
Covered paved patio area, rest mainly laid to lawn with shrub borders, side access, storage shed.





Front
Driveway with off street parking.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(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			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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