



Derby Road, Hounslow, TW3 3UQ

Guide Price £500,000

FOR SALE WITH TENANTS INSITU. A three bedroom mid-terraced house situated in the heart of Hounslow within walking distance to Hounslow Town Centre, Hounslow Central tube station and bus routes. The accommodation comprises through lounge/diner, kitchen/breakfast area, on the first floor three bedrooms, family bathroom and stairs to loft room. The property also benefits from double glazed windows, central heating, front and rear gardens.

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Entrance Hallway

Radiator, stairs to first floor, power point.

Through Lounge/Diner



Front aspect double glazed window, radiator, feature fireplace with mantle surround, spotlights.

Kitchen/Breakfast Room



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, space for cooker and hood above, space for washing machine and fridge, part tiled walls, tiled flooring.

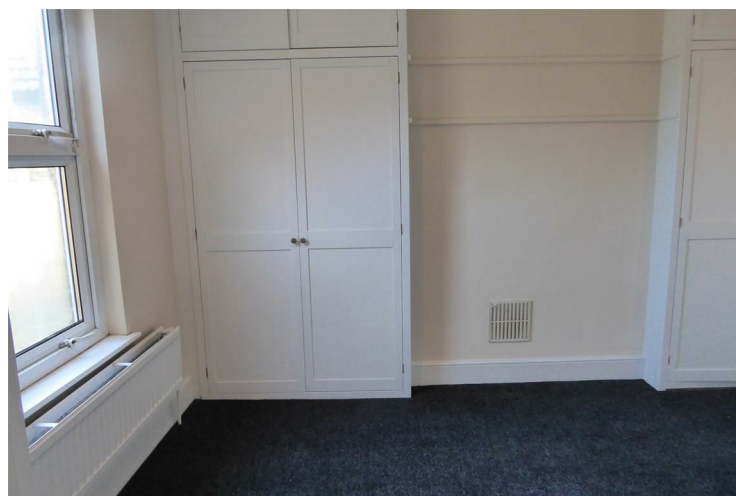
Breakfast Area

Floor mounted units, space for further fridge, tiled flooring, skylight window, double doors to garden.

First Floor Landing

Radiator, power point, storage cupboard, doors to rooms.

Bedroom One



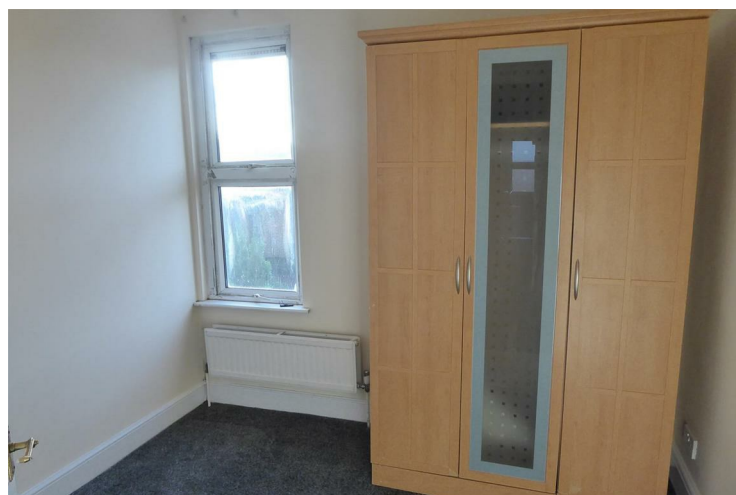
Rear aspect double glazed window, built-in wardrobes into recess.

Bedroom Two



Front aspect double glazed window, radiator.

Bedroom Three



Front aspect double glazed window, built-in wardrobe

Bathroom



White suite comprising enclosed bath with mixer tap, wash hand basin with vanity unit below, low level w/c, part tiled walls, rear aspect double glazed window, airing cupboard housing tank, heated towel rail.

Outside

Rear Garden



Decking area and paved patio, further raised decking area, brick built storage shed to the rear.





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		
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		
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