



Dale Avenue, Hounslow, TW4 7ER
£715,000

ANOTHER SALE BY STAMFORDS! Rarely available is this well presented four/five bedroom semi-detached family home, situated in this every popular cul-de-sac location off Martindale Road with easy access to Hounslow West tube station, bus routes, local shops, restaurants and schools. The accommodation comprises two reception rooms with connecting doors, dining area with bi-folding doors to the rear garden, fitted modern kitchen, shower room and cloakroom, on the first floor four generous sized bedrooms and family bathroom. Outside the property has a well maintained rear garden and brick studio/gym with shower room and a brick built storage shed located at the rear of the garden. To the front of the property there is an own driveway providing off street parking for at least three/four cars. The property also benefits from double glazed windows and central heating. An internal viewing is highly recommended.

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Enclosed Porch

Tiled flooring, double glazed window, door to...

Entrance Hallway



Side aspect double glazed window, radiator, laminate flooring, understairs storage cupboard housing meters.

Cloakroom / Shower Room



Low level w/c, wash hand basin with vanity unit below, tiled enclosed shower cubicle, heated towel rail, side aspect double glazed window.

Reception One



(currently used as a bedroom). Front aspect double glazed window, radiator, power point, sliding patio doors to...

Reception Two



Power point, sliding patio doors to...



Fitted Modern Kitchen



Dining Area



Double glazed bi-folding doors to garden, radiator, Velux tiled flooring, power point, spotlights.

Double bowl stainless steel sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, space for washing machine, fridge freezer and cooker, extractor hood, wall mounted "Valliant" boiler, rear aspect double glazed window.



First Floor Landing

Side aspect double glazed window, access to loft space.

Bedroom One

Front aspect double glazed window, radiator, built-in wardrobes.

Bedroom Three

Front aspect double glazed window, radiator, power point.

Bedroom Two

Rear aspect double glazed window, radiator, built-in wardrobes with bed recess.

Bedroom Four

Rear aspect double glazed window, radiator, wash hand basin.

Family Bathroom



Coloured suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin, low level w/c, bidet, tiled walls, heated towel rail, side aspect double glazed window.

Outside

Rear Garden



Paved patio area, rest laid mainly to lawn area with mature shrub borders, side access, outside tap.

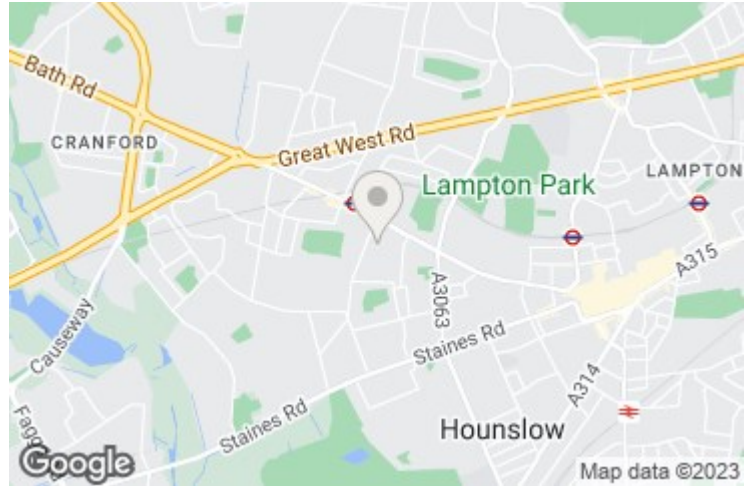


Brick Built Studio/Gym



Double glazed window, radiator, spotlights, wall mounted boiler. Shower Room: tiled enclosed shower

cubicle, pedestal wash hand basin, low level w/c, tiled walls and flooring. double glazed window and spotlights.



Brick Built Storage Room

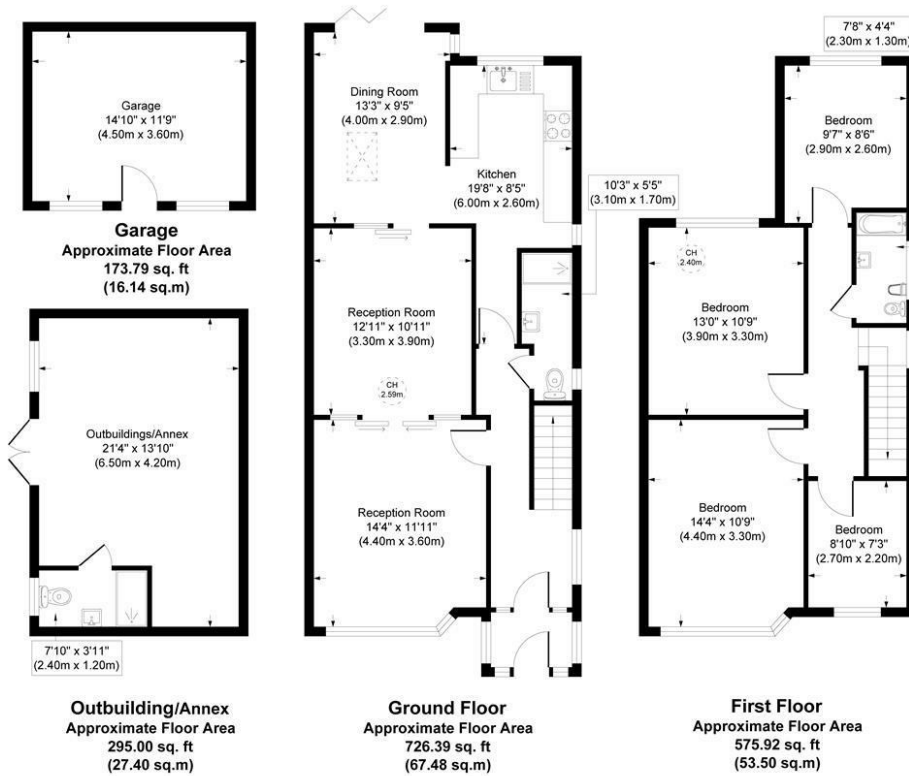


Located at the rear of the garden with power and lighting and further cupboard storage area.

Front

Own driveway providing off street parking for at least three/four cars.

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Approx. Gross Internal Floor Area 1771 sq. ft / 164.54 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			79
(81-91) B			
(69-80) C			
(55-68) D		63	
(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			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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