



Layton Road, Hounslow, TW3 1YH
£690,000

A four bedroom extended family home which has been tastefully decorated and modernised to a high standard recently by the present owners. The property is situated in this ever popular residential location in the Inwood Park area with easy access to Hounslow town centre and Hounslow East tube station. Hounslow mainline station and local schools are all within easy reach. The accommodation comprises on the ground floor through lounge, extended modern fitted kitchen with "Corian" worktops and "Siemens" appliances and modern shower room, on the first floor three generous bedrooms, and modern family bathroom suite, on the second floor bedroom four with built-in wardrobes, "Juliet" balcony and modern shower room. Outside rear garden with brick built outhouse with separate heating and shower room, front garden with brick paved area. An internal viewing is highly recommended to appreciate this family home, which is offered for sale with no onward chain.

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Enclosed Entrance Porch

Tiled flooring, spotlights, door to...

Entrance Hallway



Tiled flooring with underfloor heating, power point, doors to rooms, stairs to first floor.

Through Lounge



Front aspect double glazed window, radiator, power point, tiled flooring with underfloor heating. Through to...

Extended Kitchen/Diner



Corian worktop breakfast bar with single drainer sink unit with mixer tap and cupboard below, built-in "Siemens" 5 ring hob with feature "Siemens" extractor hood above, built-in "Siemens" oven/microwave and hot plate, floor and wall mounted units, integrated "Siemens" dishwasher and integrated "Liebherr" tall fridge/freezer, cupboard housing "Valiant" boiler and mega flow system, tiled flooring with underfloor heating, double glazed Bi-folding doors to rear garden.

Dining Area



Shower Room



Tiled enclosed shower cubicle with wall mounted shower unit, wash hand basin with mixer tap and vanity unit below, low level w/c, spotlights.

First Floor Landing



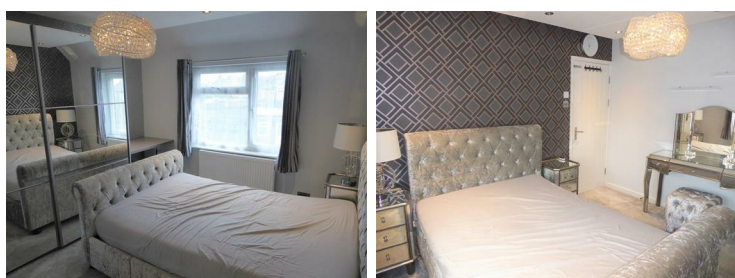
Doors to rooms and stairs to second floor.

Bedroom One



Front aspect double glazed window, radiator, power point.

Bedroom Two



Rear aspect double glazed window, radiator, power point.

Bedroom Three

Front aspect double glazed window, radiator, power point, spotlights.

Modern Family Bathroom



White suite comprising tiled enclosed bath, wash hand basin with mixer tap, low level w/c, tiled walls, rear aspect double glazed window, heated towel rail, tiled flooring.

Second Floor

Bedroom Four



Skylight windows, radiator, double glazed doors to "Juliet" balcony, built-in wardrobes with further storage cupboards.

Shower Room



Tiled enclosed shower cubicle with wall mounted shower unit, wash hand basin with mixer tap, low level w/c, spotlights.

Outside

Rear Garden



Paved patio area leading to mainly laid to lawn area.

Brick Built Outhouse



Double glazed windows and double glazed door, laminate flooring, two radiators, built-in cupboard housing washing machine and dryer, wall mounted boiler, spotlights.

Shower Room

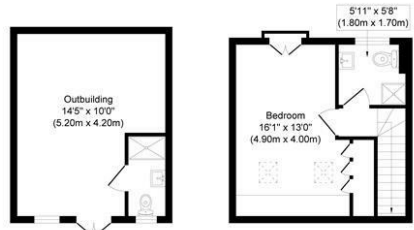
Tiled enclosed shower cubicle, wash hand basin, low level w/c, tiled walls, double glazed window.

Front

Brick paved area.

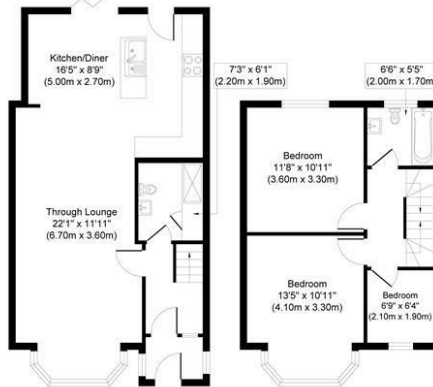


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Outbuilding
Approximate Floor Area
237.77 sq. ft
(22.09 sq.m)

Second Floor
Approximate Floor Area
255.80 sq. ft
(23.76 sq.m)



Ground Floor
Approximate Floor Area
570.48 sq. ft
(53.00 sq.m)

First Floor
Approximate Floor Area
412.31 sq. ft
(38.30 sq.m)

Approx. Gross Internal Floor Area 1476.37 sq. ft / 137.16 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			87
(81-91) B			
(69-80) C			
(55-68) D		61	
(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			
England & Wales		EU Directive 2002/91/EC	

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