



## **Beavers Lane, Hounslow, TW4 6EH**

**£515,000**

An extended three bedroom semi-detached family home situated in this popular residential location with easy access to Hounslow West tube station and shopping centre, local restaurants, bus routes and local schools are close by. The accommodation comprises through lounge, modern fitted extended kitchen and dining room, cloakroom, on the first floor three bedrooms and modern bathroom suite. Outside a generous front garden, rear garden with access to garage via service road. The property also benefits from double glazed windows, central heating and is offered for sale with no onward chain!

A partner of  
**The Guild Of Professional Estate Agents**  
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

**Enclosed Entrance Porch**

Tiles flooring, spotlights, double glazed front door to...

**Entrance Hallway**

Double radiator, understairs storage cupboard, stairs to first floor.

**Through Lounge**



Front aspect double glazed window, double radiator, feature fireplace with tiled surround, door to dining area.

**Extended Modern Kitchen**



Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, space for freestanding range cooker with extractor hood above, space for washing machine, further wall and floor mounted units, power point, part tiled walls, understairs storage cupboard, through to...

**Dining Area**



Rear aspect double glazed window, double glazed door to garden, tiled flooring.

**Cloakroom**

Low level w.c.

**First Floor Landing**

Access to loft space, side aspect double glazed window, doors to rooms.

**Bedroom One**



Front aspect double glazed window, radiator.

**Bedroom Two**



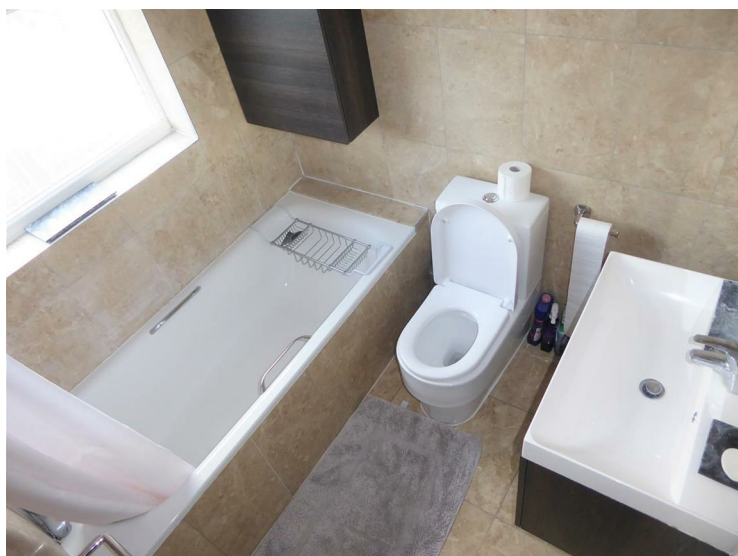
Rear aspect double glazed window, radiator, built-in cupboard and shelving unit, wall mounted 'Vailiant' boiler and cylinder tank

**Bedroom Three**



Front aspect double glazed window.

**Re-Fitted Modern Bathroom**



Modern white suite comprising tiled enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap with vanity unit, low level w.c, radiator, double glazed window.

**Outside**

**Rear Garden**



Block paved area with mature shrub borders and access to garage.

**Front**

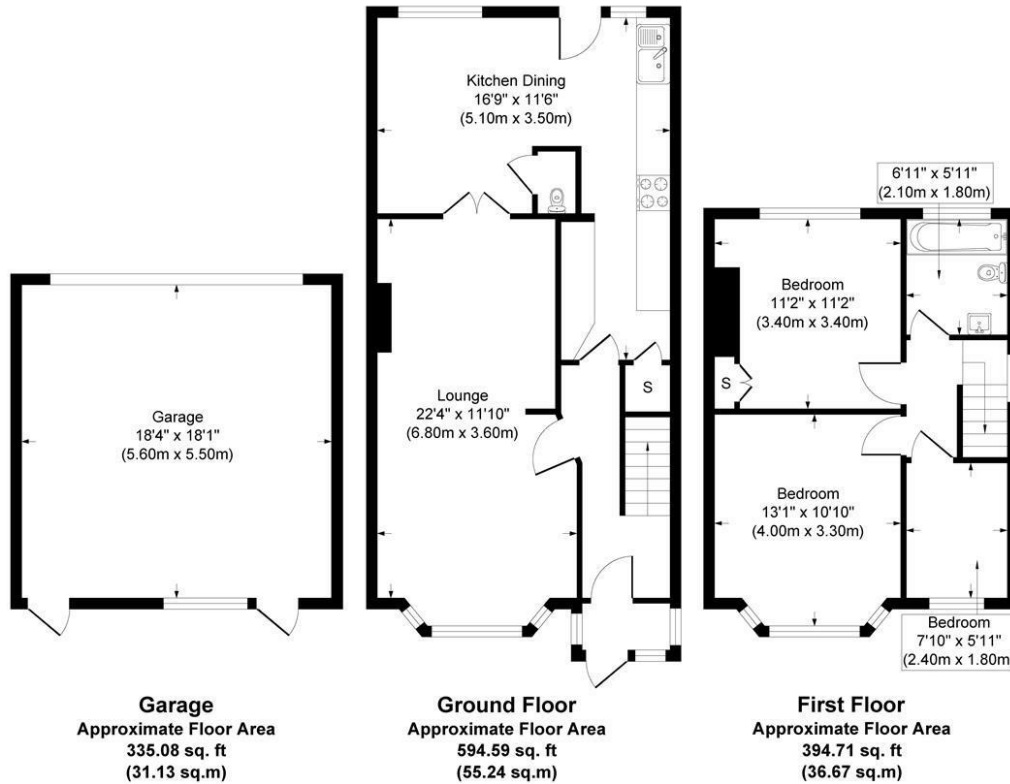
Mainly laid to lawn area, concrete pathway to front door.

**Detached Garage**

Up and over door, accessed via secure service road.



## Beavers LN, Hounslow TW4 6EH



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		65	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

A partner of  
**The Guild Of Professional Estate Agents**  
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075