



Grove Road, Hounslow, TW3 3PT

£475,000

Situated in the Heart of Hounslow with easy access to Hounslow town centre, bus routes, Hounslow Central tube and Hounslow mainline station is this three bedroom semi-detached house. The accommodation comprises on the ground floor two separate reception rooms and kitchen, on the first floor three bedrooms and bathroom. Outside front and rear gardens. Benefits include double glazed windows and central heating.

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Entrance Hallway

Stairs to first floor and doors to rooms.

Reception One

Front aspect double glazed window, radiator, feature fireplace (not used)

**Reception Two**

Rear aspect double glazed window, radiator, understairs storage cupboard.

Kitchen

1 1/2 bowl single drainer stainless steel sink unit with cupboard below, further range of wall and floor mounted units, built-in hob and oven, wall mounted "Worcester" boiler, space for washing machine and fridge.

First Floor Landing

Access to loft and doors to rooms.

Bedroom One

Front aspect double glazed window, radiator.



Bedroom Two

Rear aspect double glazed window, radiator.

Bedroom Three

Rear aspect double glazed window.

Bathroom

Panel enclosed bath, pedestal wash hand basin, low level w/c, part tiled walls, double glazed window.

Outside

Rear Garden

Side access.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	62
(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		56	56
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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