



St. Pauls Close, Hounslow, TW3 3DE
£825,000

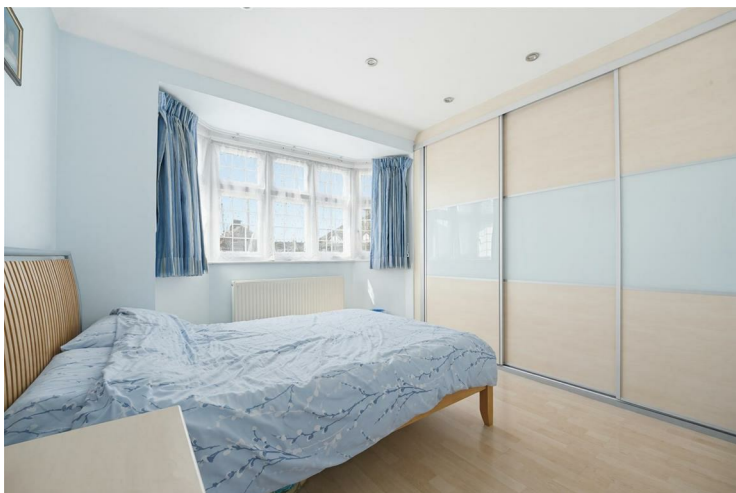
An exceptional and generously extended five-bedroom family home, ideally located in the ever-popular St Pauls Close, just off Bath Road. The property offers convenient access to Hounslow West Shopping Centre, Hounslow West Underground Station, and excellent bus links serving Heathrow Airport and Central London. The ground floor features an enclosed entrance porch leading into a spacious through lounge, a modern fitted and extended kitchen/diner perfect for family living and entertaining, and a versatile fifth bedroom complete with its own en-suite shower room. Upstairs, the first floor offers four well-proportioned bedrooms, all benefiting from built-in wardrobes, a contemporary family shower room, and a particularly impressive extended principal bedroom with a stylish en-suite bathroom featuring a jacuzzi bath. Externally, the property boasts a well-maintained rear garden with a brick-built storage shed, while the front provides off-street parking for two to three vehicles.

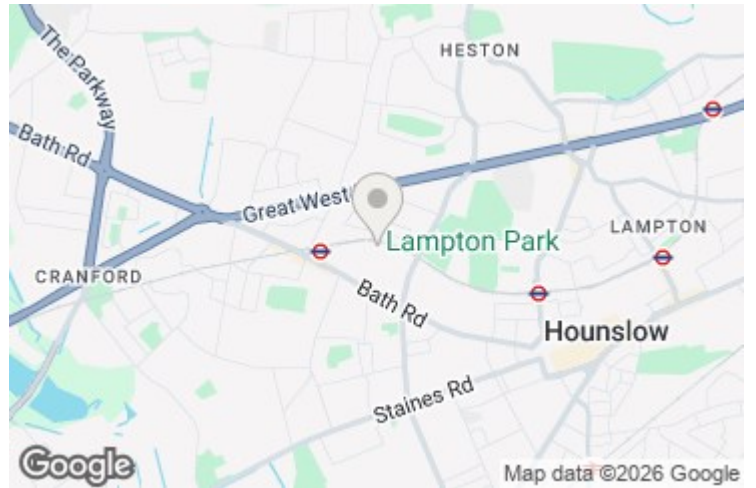
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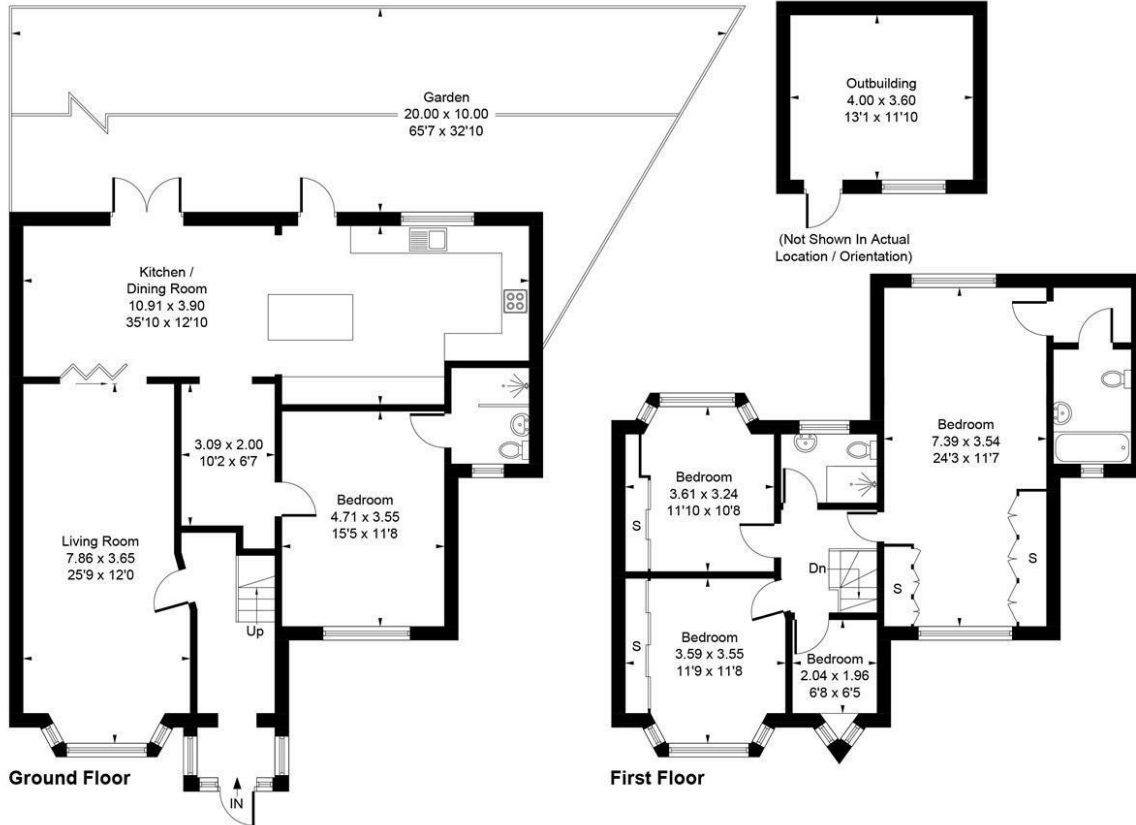


Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.

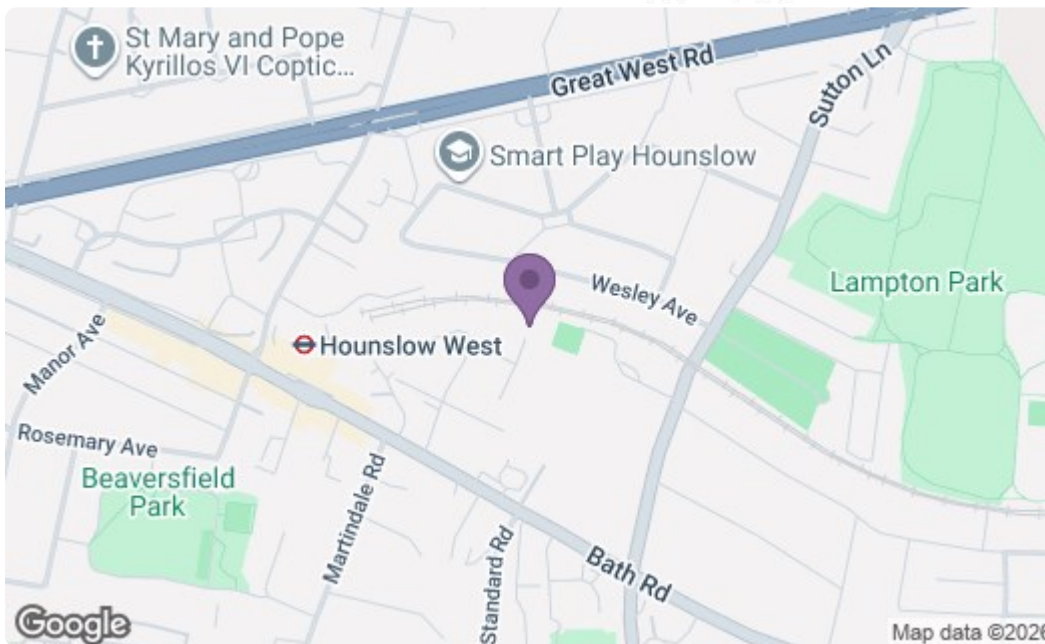
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Approximate Gross Internal Area = 175.51 sq m / 1889 sq ft
 Outbuilding = 14.57 sq m / 157 sq ft
 Total = 190.08 sq m / 2046 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

Produced by jcphotographystudio.com



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		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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