



Wesley Avenue, Hounslow, TW3 4LY

£450,000

A three bedroom end of terrace family home situated in this popular residential location with access to local schools, Hounslow West tube station, A4 to Central London and Heathrow Airport. The accommodation comprises, on the ground floor, lounge, kitchen and bathroom, on the first floor three generous sized bedrooms, outside front and rear gardens. The property is offered for sale with no onward chain and is in need of full modernisation.

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Entrance Hallway

Stairs to first floor, storage cupboard, radiator, side aspect window.

Lounge



Front and rear aspect windows, radiator, feature brick fireplace.

Kitchen



Single drainer double bowl stainless steel sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, space for cooker and washing machine, wall mounted "Worcester" boiler, rear aspect window and door to garden.

Bathroom



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

First Floor Landing

Access to loft.

Bedroom One

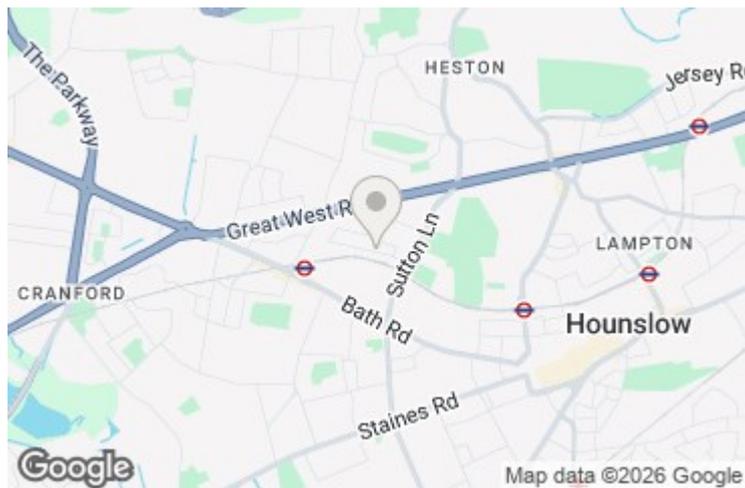


Front and rear aspect window, radiator.

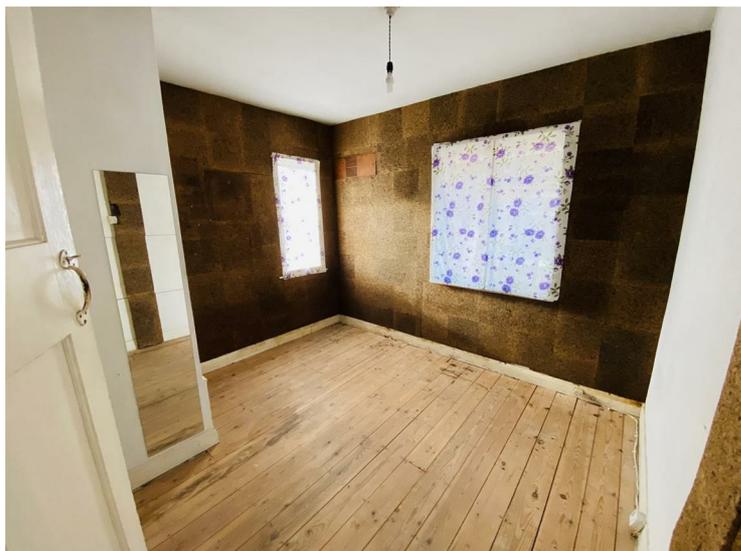
Bedroom Two



Rear aspect window, radiator.



Bedroom Three



Front and side aspect window, radiator, storage cupboard

Outside

Front

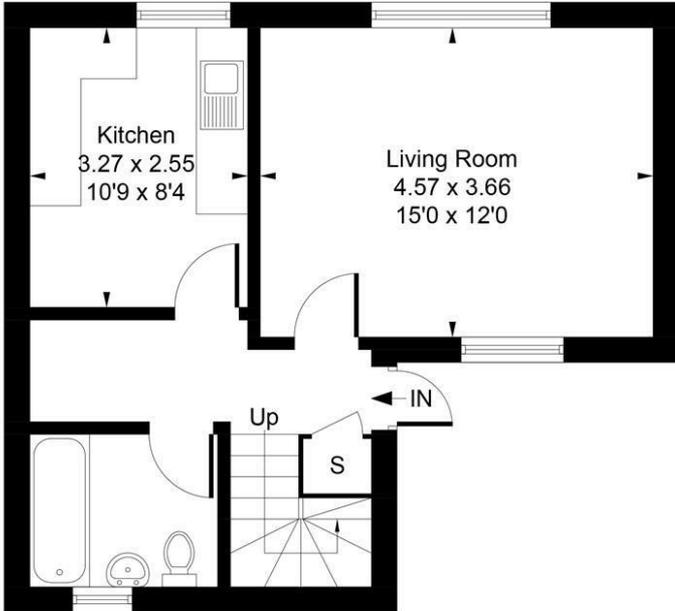
Concrete paving, rest laid to lawn.

Rear Garden

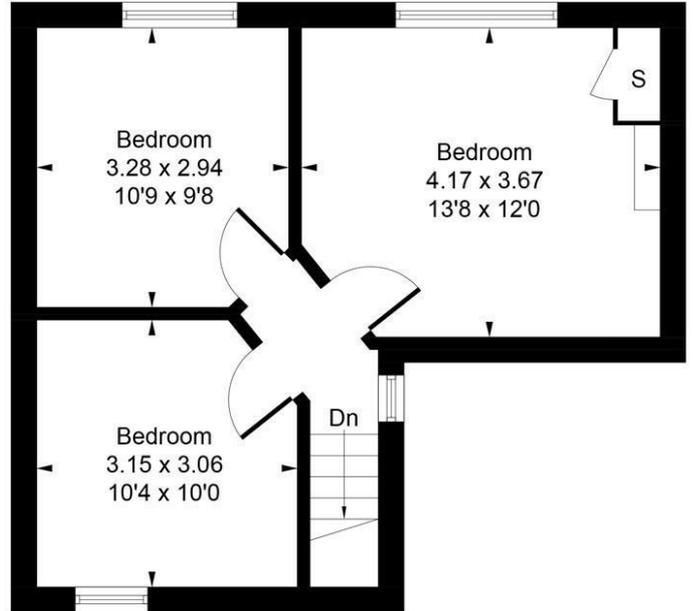
Mainly laid to lawn area.

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Approximate Gross Internal Area
77.03 sq m / 829 sq ft



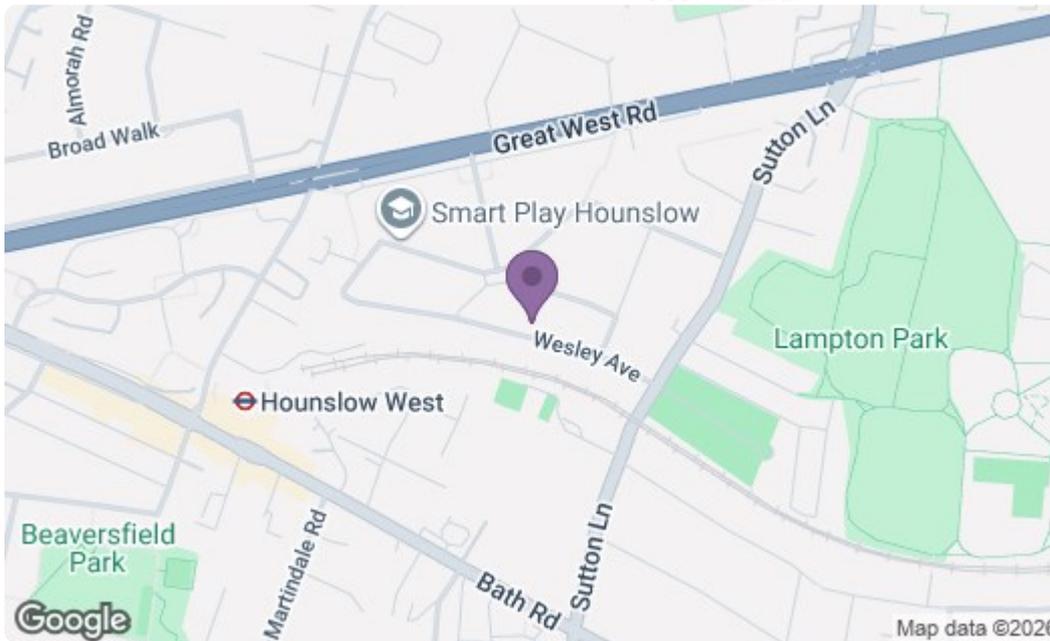
Ground Floor



First Floor

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.

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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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