



### **Spring Grove Road, Hounslow, TW3 4BD**

**£535,000**

An extended three bedroom semi-detached family home situated in this popular location within walking distance to Hounslow town centre and Hounslow East tube station. Osterley tube station, A4, local shops and schools are also within easy reach. The accommodation comprises, on the ground floor, through lounge, extended kitchen/diner and shower room, on the first floor three bedrooms and bathroom. The property benefits from double glazed window, central heating, front and rear gardens. Offered to the market with no chain.

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**Entrance Hallway**

Tiled flooring, side aspect double glazed window, radiator, understairs storage cupboard, stairs to first floor.

**Through Lounge**

Front aspect double glazed window, radiator, power point, laminate flooring, further radiator, double and secondary glazed sliding door to...

**Extended Kitchen/Diner**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, built in hob extractor above, built-in oven, integrated dishwasher, space for washing machine, tiled flooring, part tiled walls, power point, wall mounted boiler, rear aspect double glazed window.





### Dining Area



Double glazed double doors to garden, radiator, power point.

### Shower Room

Tiled enclosed shower cubicle, wash hand basin, low level w/c, radiator, tiled flooring and walls, side aspect double glazed window.

### First Floor Landing

Side aspect double glazed window, access to loft.

### Bedroom One



Front aspect double glazed window, built-in wall to wall wardrobes, laminate flooring, radiator,

### Bedroom Two



Rear aspect double glazed window, radiator, laminate flooring, built-in wall to wall wardrobes.

**Bedroom Three**

Front aspect double glazed window, radiator, built-in wardrobe and over bed recess.

**Bathroom**

White suite comprising panel enclosed bath, pedestal wash hand basin, low level w/c, tiled walls and flooring.

**Outside****Rear Garden**

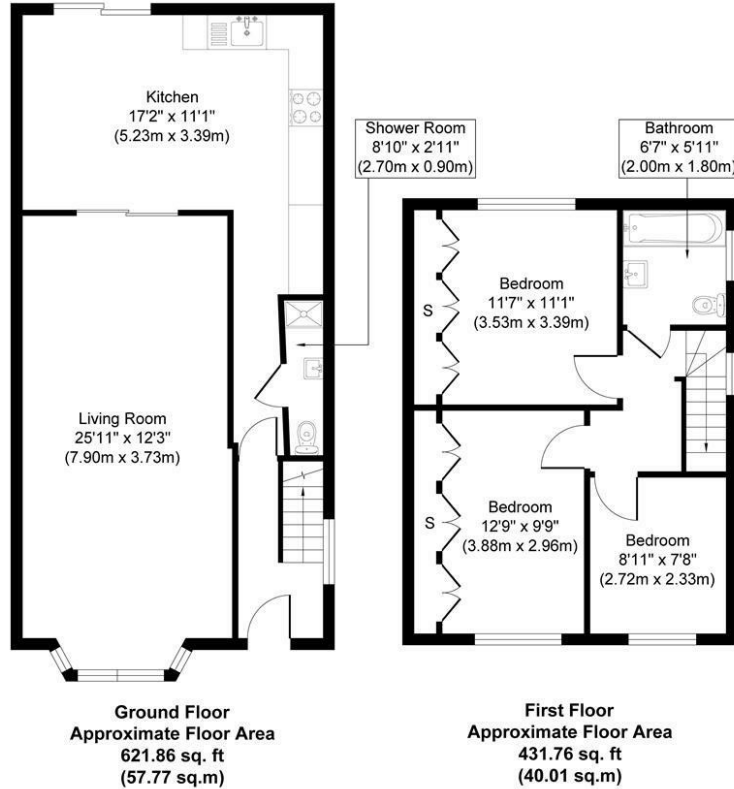
Concrete area, rest laid to lawn, storage shed.

**Front**

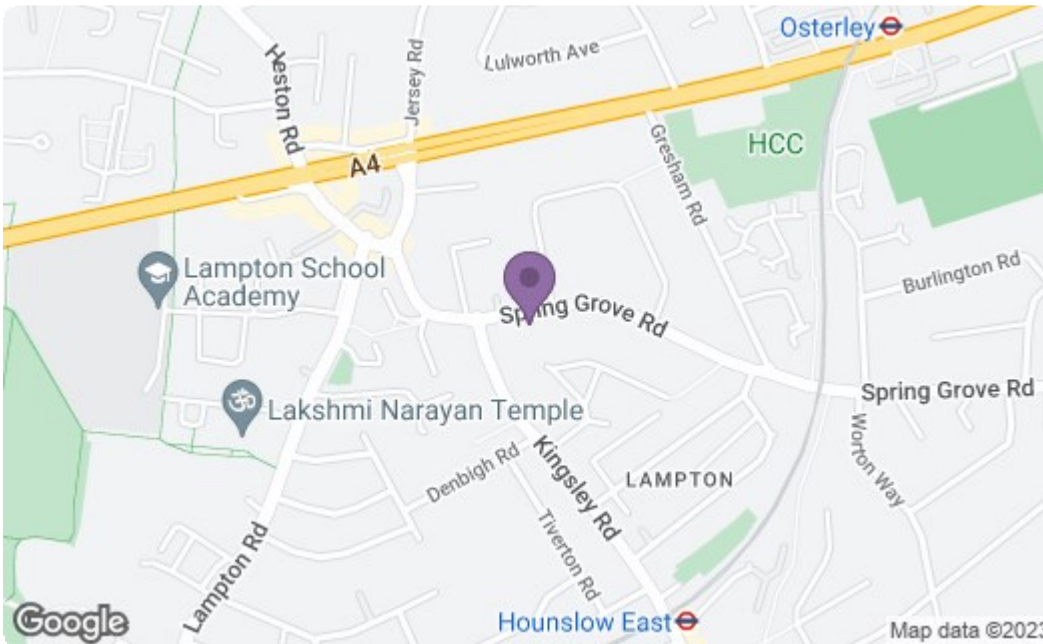
Laid to lawn area.



### Spring Grove Road TW3 4DD



**Approximate Gross Internal Floor Area 1052.62 sq. ft / 97.79 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			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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