



**Somerset Way, Hounslow, TW5 9HG**

**Guide Price £850,000**

An extended five bedroom semi-detached family home situated in this popular residential road. The accommodation comprises, on the ground floor, through lounge, extended modern kitchen, extended family room/dining room, study/bedroom five, utility room and shower room, on the first floor four bedrooms, family shower room and en-suite. Outside rear garden and own driveway to the front providing off street parking. The property benefits include double glazed windows, gas central heating and is offered to the market with no chain!

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**Entrance Hallway**

Understairs storage housing meters, through to...

**Through Lounge**

Front aspect double glazed bay window, radiator, coving, carpet.

**Study/Bedroom Five**

Front aspect double glazed window, radiator.

**Extended Kitchen**

Modern kitchen with a range of wall and base units, single drainer sink unit with mixer tap, five ring gas hob, oven, space for fridge/freezer, tiled flooring, rear aspect double glazed door to garden.





**Extended Family Room/Dining Room**



Rear aspect French doors to garden, radiator.



**Utility Room**



Wall mounted combination boiler, space for washing machine.

**Shower Room**



Shower cubicle, hand wash basin, low level w/c.



**First Floor Landing**  
Access to loft.

**Bedroom One**



Front aspect double glazed bay window, radiator, fitted wardrobes, carpet.

**Bedroom Two**



Rear aspect double glazed window, radiator, fitted wardrobes, carpet.

**Bedroom Three**



Front aspect double glazed window, radiator, fitted wardrobe, carpet.

**Bedroom Four**



Front aspect double glazed window, radiator, fitted wardrobes, laminate flooring.

**En-Suite Bathroom**



Panel enclosed bath with shower unit above, hand

wash basin, low level w/c tiled walls and flooring, spotlights, extractor fan, rear aspect double glazed window.

### Family Shower Room



Shower cubicle, hand wash basin, low level w/c, spotlights, extractor fan, vinyl flooring, rear aspect double glazed window.

### Outside



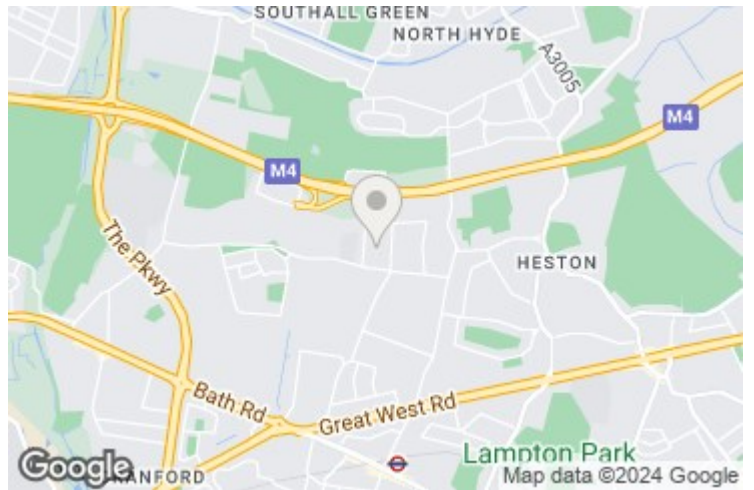
### Front

Own driveway providing off street parking.

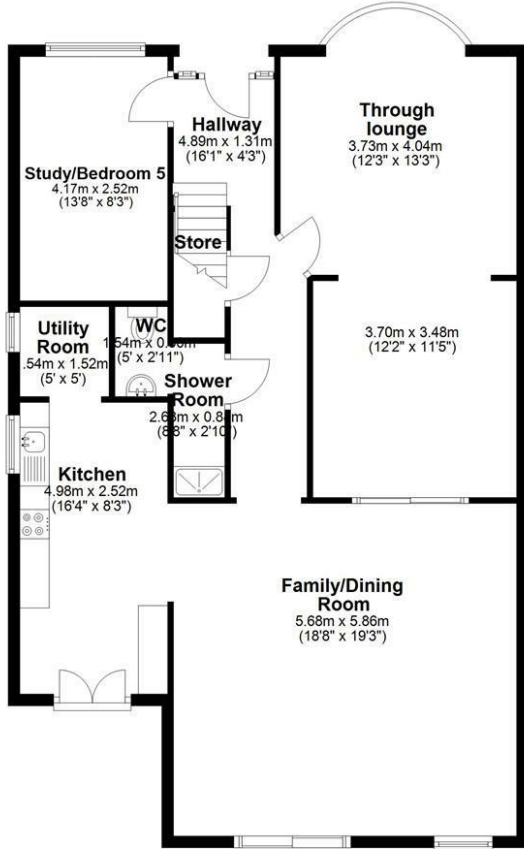
### Rear Garden



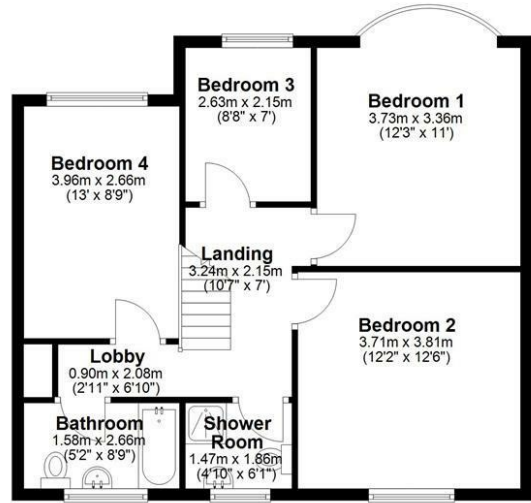
Patio area and lawn area.



**Ground Floor**  
Approx. 107.0 sq. metres (1152.0 sq. feet)



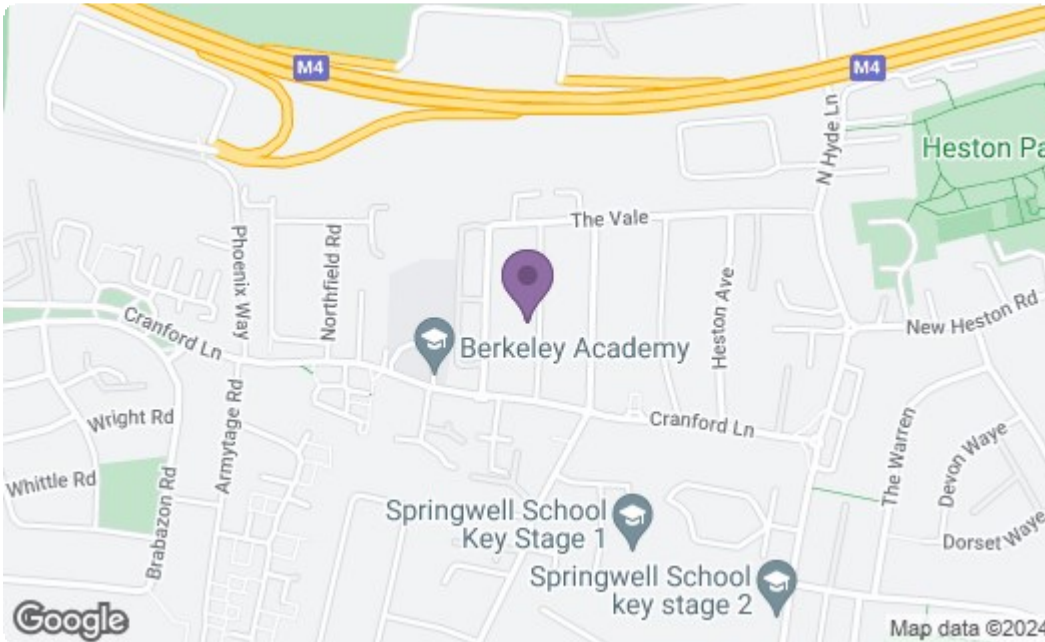
**First Floor**  
Approx. 61.5 sq. metres (661.5 sq. feet)



Total area: approx. 168.5 sq. metres (1813.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of door, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown has not been tested and no guarantee as their operability or efficiency can be given made with planup.  
Plan produced using PlanUp.

**Somerset Way, Heston**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		Current	Potential
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			
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