

## **Brabazon Road, Hounslow, TW5 9LT**

**Guide Price £550,000**

A well presented semi-detached family home, benefitting from 15ft space to side with potential for development/extensions (stpp). The accommodation comprises lounge, dining area, modern kitchen, on the first floor three bedrooms and modern bathroom with separate w/c. The property benefits from double glazed windows, central heating, rear garden, own driveway with off street parking and detached garage to side.

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**Entrance Porch**

Front door to...

**Entrance Hallway**

Laminate flooring, side aspect double glazed window, understairs storage cupboard housing electric meter.

**Lounge**



Front aspect double glazed window, radiator, coving, laminate flooring, leading through to...

**Dining Area**



Rear aspect double glazed patio door, coving, laminate flooring.

**Kitchen**



Modern kitchen with a range of wall and base units with granite worktops and marble tiled flooring, single drainer sink unit with mixer tap, cooker point with extractor above, space for cooker, washing machine and fridge, larder, rear aspect double glazed window, door to garden.

**First Floor Landing**

Side aspect double glazed window, access to loft area with light and boarding, doors through to...

**Bedroom One**



Rear aspect double glazed window, radiator, fitted wardrobes, storage cupboard, radiator, carpet

**Bedroom Two**



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

**Bedroom Three**

Front aspect double glazed window, radiator, carpet.

**Bathroom**



Modern suite comprising panel enclosed bath with shower, hand wash basin in vanity unit, tiled walls, vinyl flooring, heated chrome towel rail, rear aspect double glazed window.

**W/C**



Low level w/c, side aspect double glazed window, vinyl flooring.

**Outside**

**Front**

Laid to lawn with flower and shrubs,

**Side Garden**



Own driveway to side. providing off street parking leading through to double gates providing further off street parking in front of detached garage. 15ft side space with potential for development and extend (stpp).

**Rear Garden**

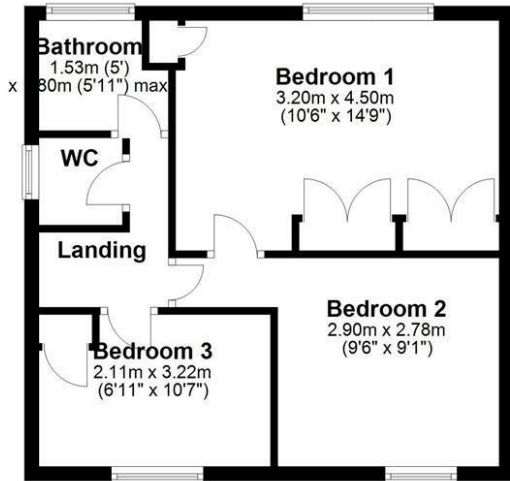


Laid to lawn with a variety of shrubs.



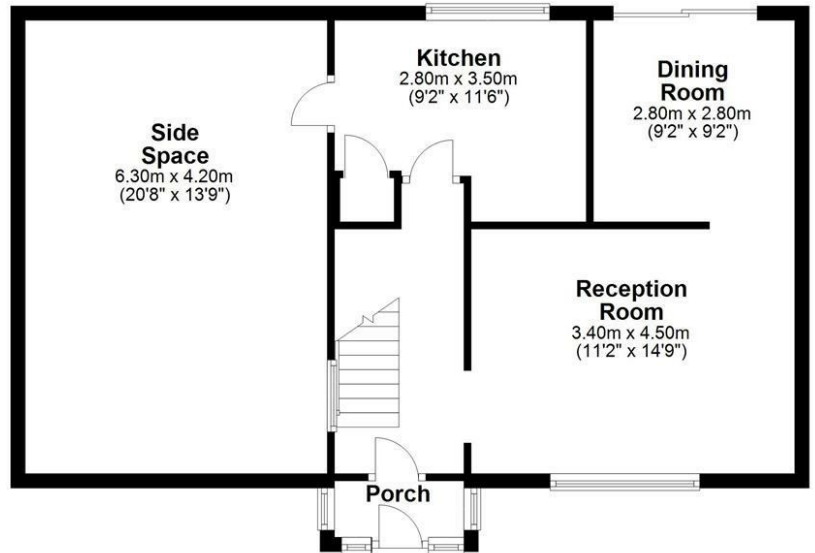
## First Floor

Approx. 39.7 sq. metres (427.1 sq. feet)



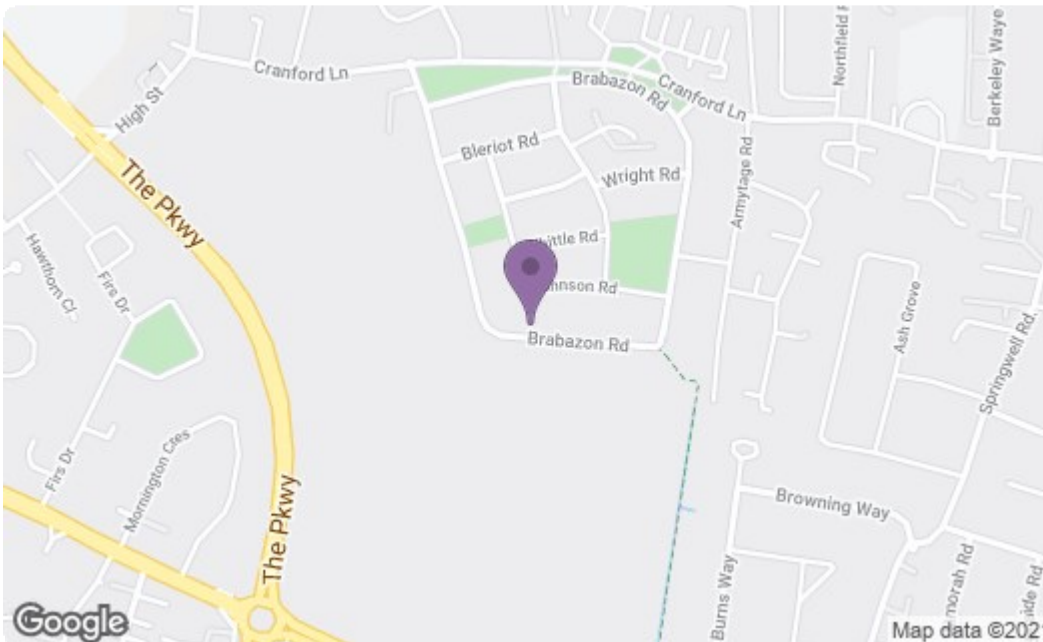
## Ground Floor

Approx. 69.0 sq. metres (742.7 sq. feet)



Total area: approx. 108.7 sq. metres (1169.8 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		66	80
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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