



**Victoria Avenue, Hounslow, TW3 3ST**  
**£545,000**

ANOTHER SALE BY STAMFORDS! An extended three bedroom semi-detached family home situated in this popular residential location with easy access to local shops and transport links and within walking distance to Heathland School and mosque. The accommodation comprises two separate reception rooms, extended reception two, extended kitchen, cloakroom, on the first floor three generous bedrooms, family shower room and separate w/c. Outside front and rear gardens and garage. The property benefits from double glazed windows, central heating and is offered for sale with no onward chain.

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**Enclosed Entrance Porch**

Door to...

**Entrance Hallway**

Radiator, understairs storage cupboard and further cupboard housing electric meters.

**Reception One**

Front aspect double and secondary glazed window, power point, radiator.

**Extended Reception Two**

Radiator, power point, through to...

**Dining Area**

Double glazed sliding patio door to garden and archway to...

**Extended Kitchen**

Double drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, space for cooker, washing machine and fridge, part tiled walls, wall mounted boiler, door to garden.

**Cloakroom**

Low level w/c and wash hand basin.

**First Floor Landing**

Side aspect double glazed window, door to rooms.

**Bedroom One**

Front aspect double and secondary glazed window.

**Bedroom Two**

Rear aspect double and secondary glazed window.

**Bedroom Three**

Front aspect double and secondary glazed window.

**Shower Room**

Double shower tray with wall mounted unit, pedestal wash hand basin, tiled walls, heated towel rail, double glazed frosted window.

**Separate W/C**

Low level w/c, part tiled walls, double glazed window.

**Outside****Rear Garden**

Paved patio area, rest laid to lawn with shrub borders.

**Front Garden**

Paved patio area.

**Detached Garage**

Access via shared driveway.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		59	
(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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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