

**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**

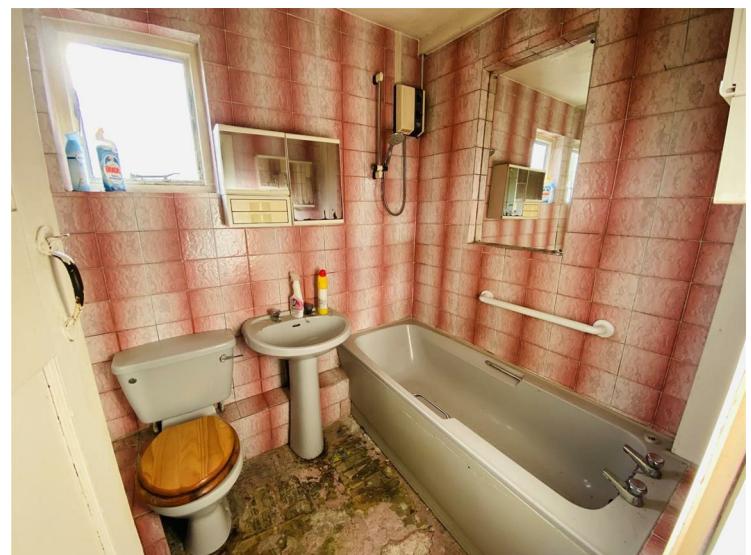
Stairs to first floor, storage cupboard, radiator, side aspect window.

**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**


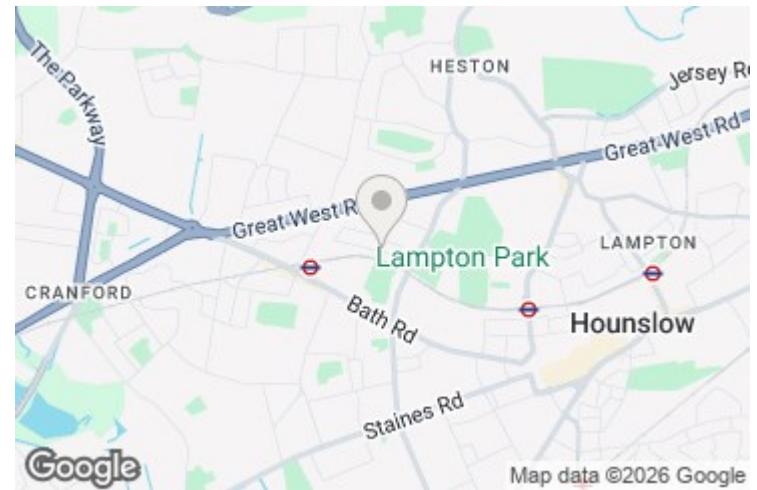
Panel enclosed bath, pedestal wash hand basin, low level w/c, tiled walls.

**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**

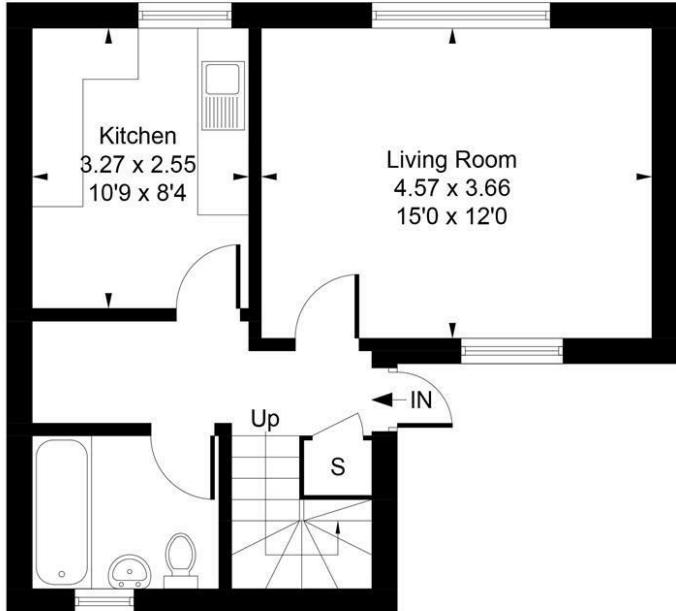
Mainly laid to lawn area.



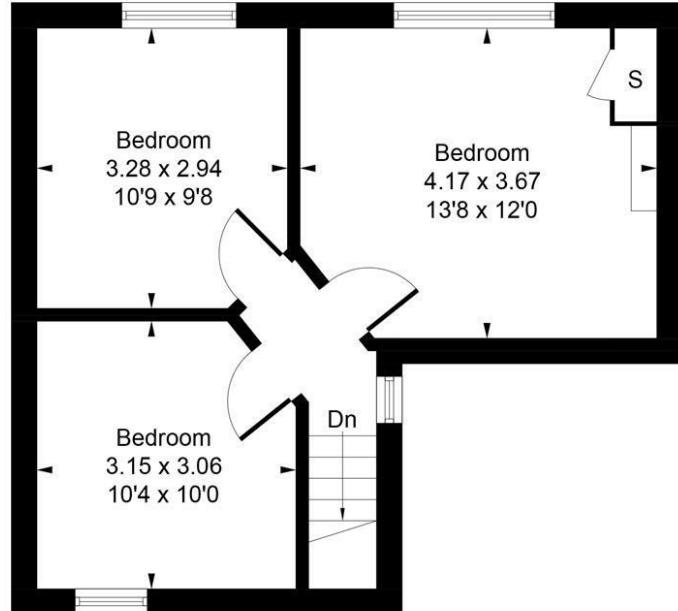
# Stamfords

## Wesley Avenue, TW3 4LJ

Approximate Gross Internal Area  
77.03 sq m / 829 sq ft



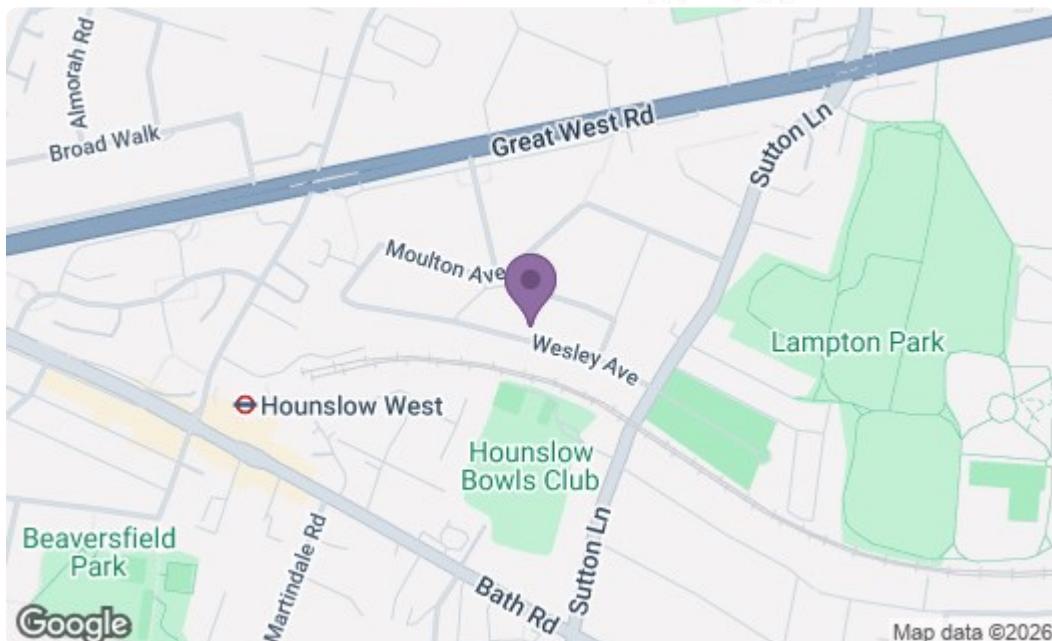
Ground Floor



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.

Produced by jcphotographystudio.com



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 <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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