



**Vincent Road, Hounslow, TW4 7LH**

**£515,000**

A three bedroom extended family home situated in this popular residential location with easy access to Hounslow West tube station and shopping centre. The accommodation comprises a through lounge, extended L'Shaped kitchen/diner, downstairs cloakroom, on the first floor family bathroom and three bedrooms, two with built-in wardrobes. The property also benefits from double glazed windows, central heating, driveway with off street parking for at least three cars and maintained rear garden. An internal viewing is strongly recommended.

A partner of  
*The Guild Of Professional Estate Agents*  
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

### Entrance Hallway

Radiator, laminate flooring, understairs cupboard, stairs to first floor and doors to rooms.

### Through Lounge



Front aspect double glazed window, radiator, power point, laminate flooring, further radiator and double opening doors to...

### Extended L'Shaped Kitchen/Diner



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, extractor hood, space for washing machine, fridge/freezer and dishwasher, power points, part tiled walls and tiled flooring.

### Dining Area

Radiator, double glazed double opening doors to garden, tiled flooring, power point and door to...

### Inner Hallway

Tiled flooring, wall mounted boiler and door to...

### Downstairs Cloakroom

Low level w.c, wash hand basin with mixer tap, radiator, tiled walls and flooring, double glazed window.

### First Floor Landing

Access to loft space and doors to rooms.

### Bedroom One



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

### Bedroom Two



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

### Bedroom Three

Front aspect double glazed window, radiator.

## Bathroom



White suite comprising panel enclosed bath with wall mounted shower unit, low level w.c, wash hand basin, tiled walls, rear aspect double glazed window.

## Outside

### Rear Garden





Paved patio area, rest laid to lawn area, timber shed.

## Front

Driveway with off street parking for at least three cars.





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			
<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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

A partner of  
**The Guild Of Professional Estate Agents**  
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075