



**Marnell Way, Hounslow, TW4 7LZ**  
**Offers Over £600,000**

An extended four bedroom semi-detached family home situated in this ever popular residential cul-de-sac location with easy access to Hounslow West tube station, shopping centre, restaurants and main bus routes. The accommodation comprises, on the ground floor, a through lounge with parquet flooring, extended kitchen/diner with a utility room and cloakroom, on the first floor three airy bedrooms and family bathroom, on the second floor bedroom four with an en-suite shower room. Outside a rear garden and own driveway providing off street parking for two cars. The property also benefits from double glazed windows and central heating. An internal viewing is strongly recommended by the vendors sold agents, call now for more details.

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**Enclosed Entrance Porch**

Door to...

**Entrance Hallway**

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

**Through Lounge/Diner**



Front aspect double glazed and secondary glazed lead light window, parquet flooring, radiator, power point, double opening doors to...



**Extended Kitchen/Diner**



1 1/2 bowl single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor

mounted units, built-in hob with extractor hood above, built-in "Bosch" oven, part tiled walls, tiled flooring, power points, rear aspect double glazed window.



### Dining Area



Radiator, tiled flooring, space for American style fridge/freezer, space for dishwasher, double glazed door to garden and door to...

### Cloakroom

Low level w/c, wash hand basin, double glazed window.

### Utility Area

Tiled flooring, space for washing machine, wall and floor mounted units, cupboard housing "Worcester" boiler, power point.

### First Floor Landing

Side aspect double glazed window, stairs to second floor, laminate flooring, doors to rooms.

### Bedroom One



Front aspect double glazed and secondary glazed lead light window, laminate flooring, built-in wall to wall wardrobes.

### Bedroom Two



Rear aspect double glazed window, radiator.

### Bedroom Three

Front aspect double glazed and secondary glazed lead light window, laminate flooring.

### Family bathroom



Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w/c, tiled walls, double glazed window, tiled flooring, heated towel rail.

### Bedroom Four



Rear aspect double glazed window, skylight windows, radiator, laminate flooring, power point, spotlights, door to...



### En-Suite Shower Room



Double shower cubicle with wall mounted shower unit, wash hand basin with mixer tap and vanity unit below, low level w/c, tiled walls and flooring, heated towel rail.

### Outside

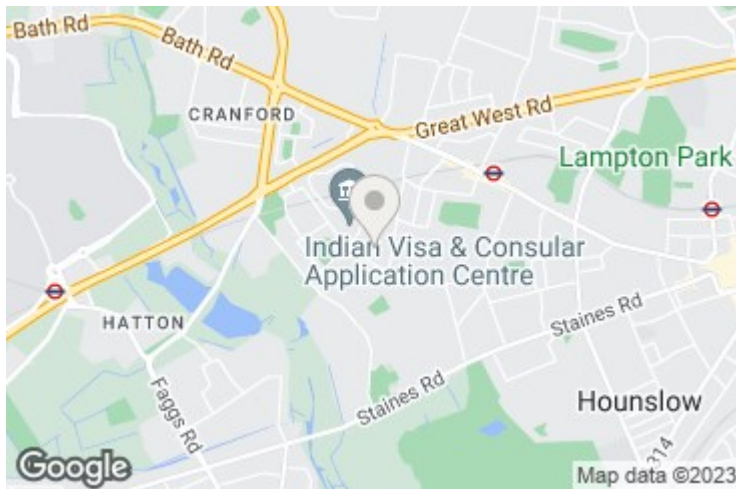
## Rear Garden



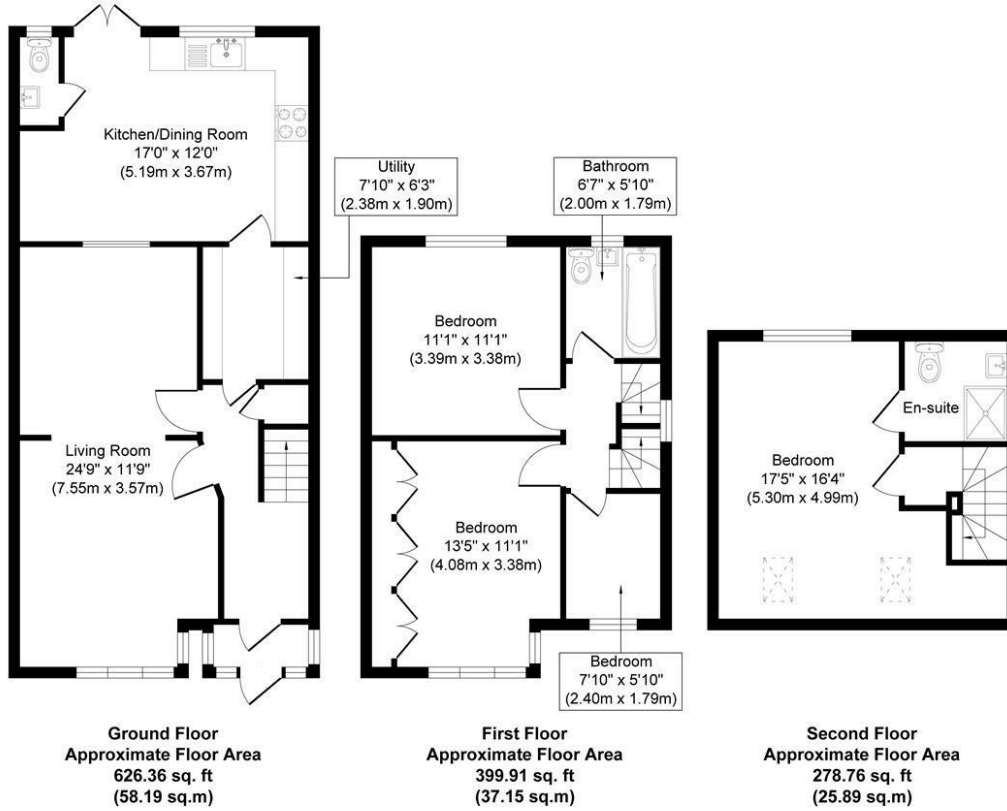
Raised paved patio area, paved area, rest laid to lawn area with shrub borders, side access, shed.

## Front

Block paved area and off street parking for two cars.

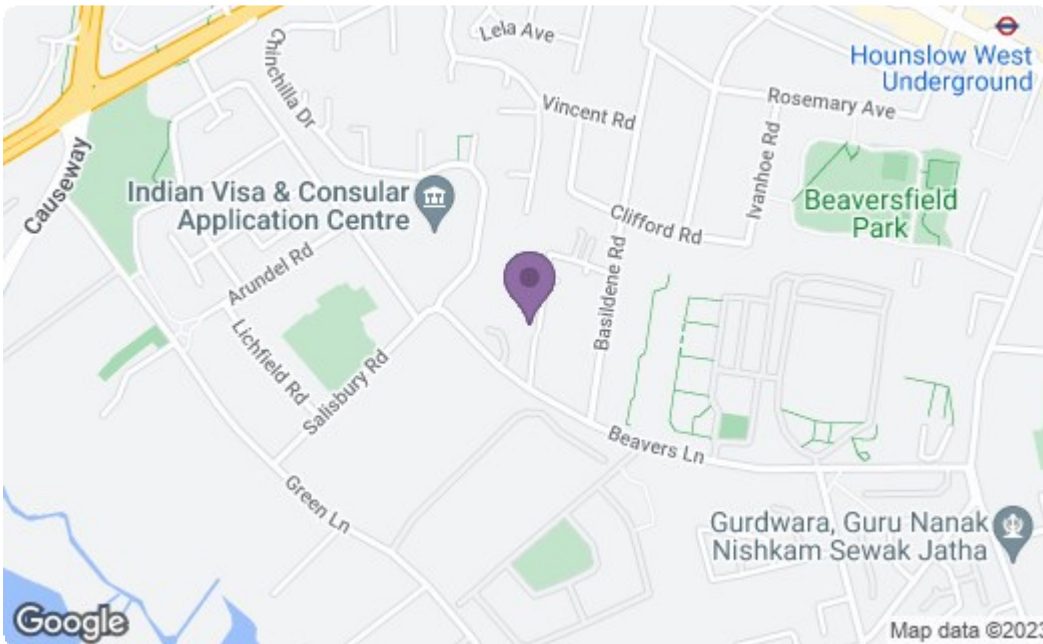


### Marnell Way Hounslow TW4 7LZ



**Approximate Gross Internal Floor Area 1305.03 sq. ft / 121.24 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(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			
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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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