



Connaught Avenue, Hounslow, TW4 5BN

£599,950

A three bedroom extended semi-detached family home situated in this ever popular residential location just off Staines Road with access to bus routes, local shops and schools. The accommodation comprises, on the ground floor, L'Shaped through lounge/diner and extended kitchen, on the first floor three bedrooms and family bathroom, outside rear garden, double length garage access via shared driveway and off street parking for at least two cars. The property also benefits from double and secondary glazed windows and central heating. Viewing 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 Porch



Tiled flooring, door to...

Entrance Hallway

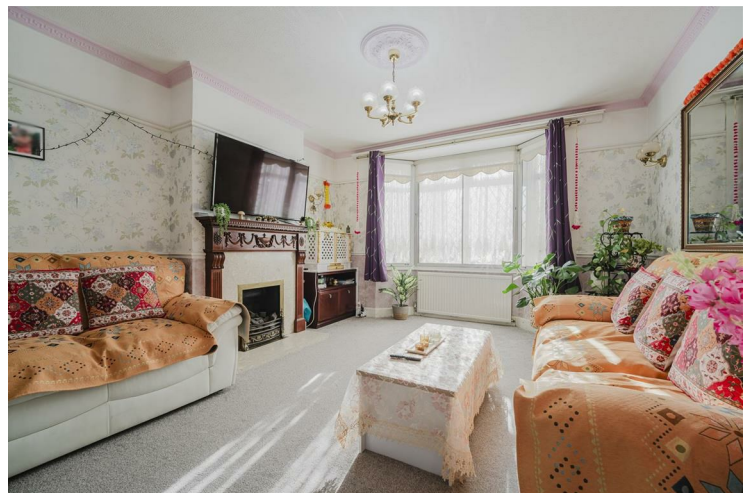


Radiator, power point, stairs to first floor, understairs cupboard, further radiator.

L'Shaped Through Lounge/Diner



Front aspect double and secondary glazed window, radiator, feature coal effect fire with mantle surround (not used), further radiator.



Dining Area



Side aspect double and secondary glazed window.

Extended Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, space for cooker, washing machine, dishwasher and fridge/freezer, wall mounted boiler, double and secondary glazed window.



First Floor Landing

Access to loft space, side aspect double and secondary glazed window.

Bedroom One



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

Bedroom Two



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

Bedroom Three



Front aspect double and secondary glazed window, built-in wardrobes.

Family Bathroom

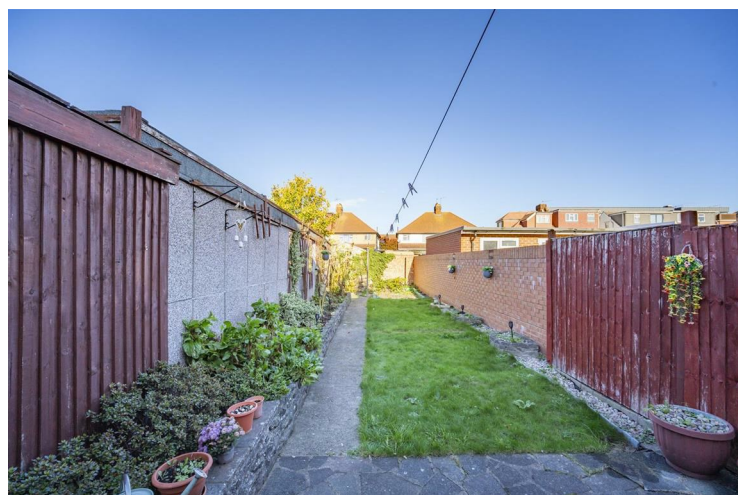


Panel enclosed bath with mixer tap, tiled enclosed shower cubicle, wash hand basin, low level w/c, tiled walls, double glazed window, radiator.

Outside



Rear Garden



Paved area, rest laid to lawn with shrub borders.



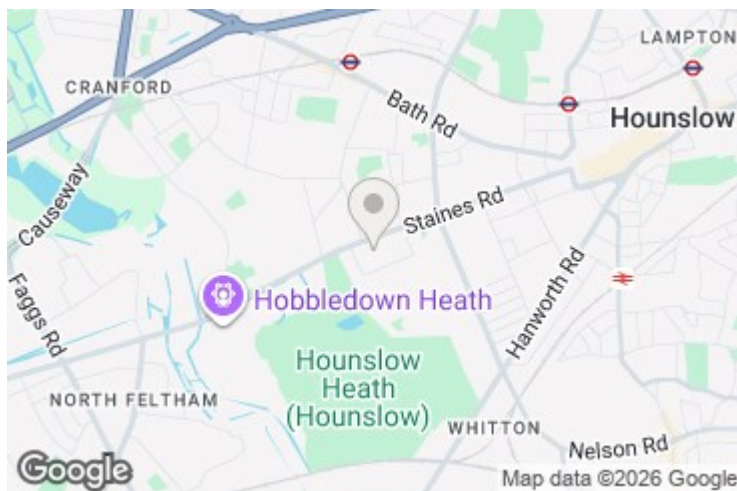
Detached Double Length Garage



Accessed via shared driveway.

Front

Block paved area providing off street parking for at least two cars.

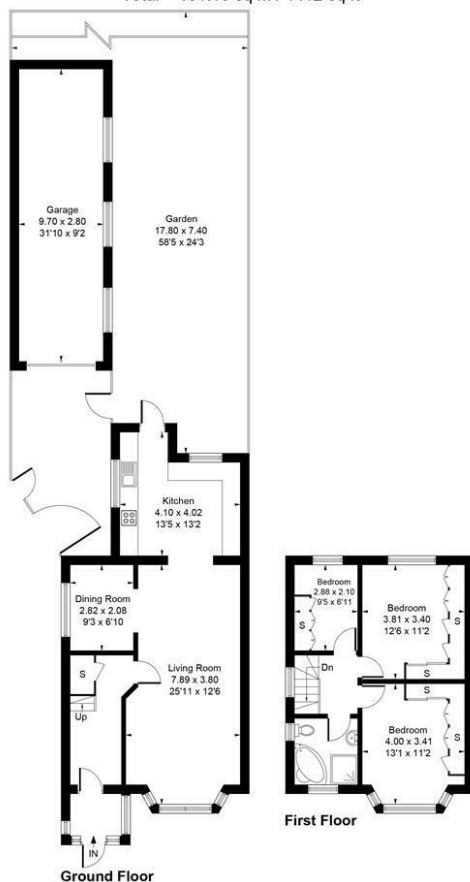


Connaught Avenue, Hounslow, TW4 5BN

Approximate Gross Internal Area = 103.77 sq m / 1117 sq ft

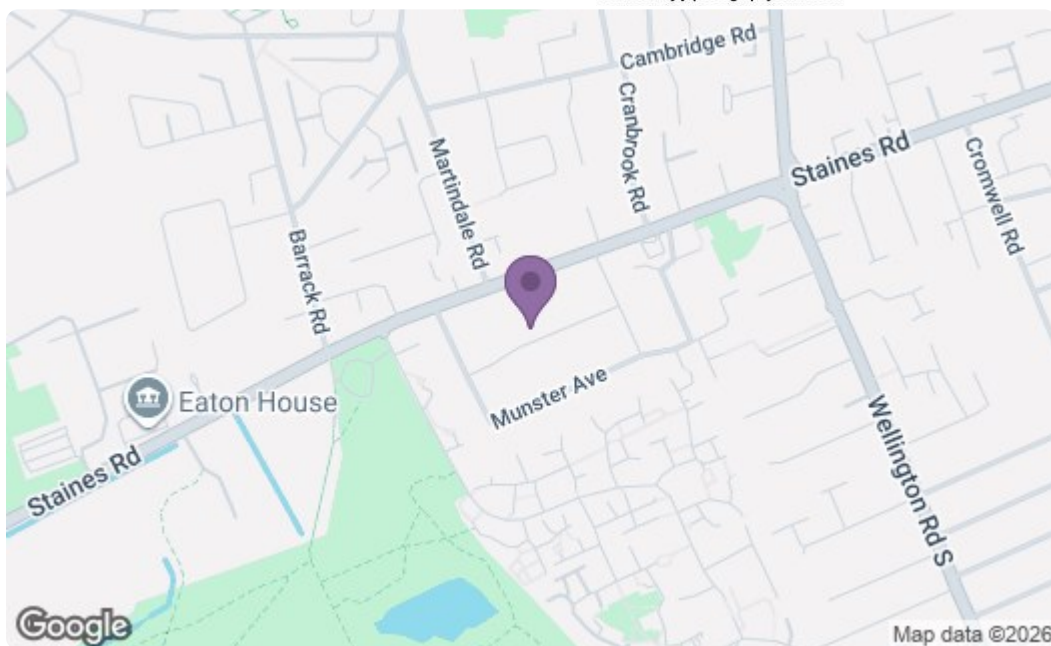
Garage = 27.39 sq m / 295 sq ft

Total = 131.16 sq m / 1412 sq ft



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 purchaser.

Produced by jcphtographystudio.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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