



**Dale Avenue, Hounslow, TW4 7ER**  
**£715,000**

Rarely available is this well presented four/five bedroom semi-detached family home, situated in this every popular cul-de-sac location off Martindale Road with easy access to Hounslow West tube station, bus routes, local shops, restaurants and schools. The accommodation comprises two reception rooms with connecting doors, dining area with bi-folding doors to the rear garden, fitted modern kitchen, shower room and cloakroom, on the first floor four generous sized bedrooms and family bathroom. Outside the property has a well maintained rear garden and brick studio/gym with shower room and a brick built storage shed located at the rear of the garden. To the front of the property there is an own driveway providing off street parking for at least three/four cars. The property also benefits from double glazed windows and central heating. An internal viewing is highly recommended.

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**Enclosed Porch**

Tiled flooring, double glazed window, door to...

**Entrance Hallway**



Side aspect double glazed window, radiator, laminate flooring, understairs storage cupboard housing meters.

**Cloakroom / Shower Room**



Low level w/c, wash hand basin with vanity unit below, tiled enclosed shower cubicle, heated towel rail, side aspect double glazed window.

**Reception One**



(currently used as a bedroom). Front aspect double glazed window, radiator, power point, sliding patio doors to...

**Reception Two**



Power point, sliding patio doors to...



### Dining Area



Double glazed bi-folding doors to garden, radiator, Velux tiled flooring, power point, spotlights.

### Fitted Modern Kitchen



Double bowl stainless steel sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, space for washing machine, fridge freezer and cooker, extractor hood, wall mounted "Valliant" boiler, rear aspect double glazed window.



### First Floor Landing

Side aspect double glazed window, access to loft space.

**Bedroom One**

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

**Bedroom Three**

Front aspect double glazed window, radiator, power point.

**Bedroom Two**

Rear aspect double glazed window, radiator, built-in wardrobes with bed recess.

**Bedroom Four**

Rear aspect double glazed window, radiator, wash hand basin.

**Family Bathroom**



Coloured suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin, low level w/c, bidet, tiled walls, heated towel rail, side aspect double glazed window.

**Outside**

**Rear Garden**



Paved patio area, rest laid mainly to lawn area with mature shrub borders, side access, outside tap.

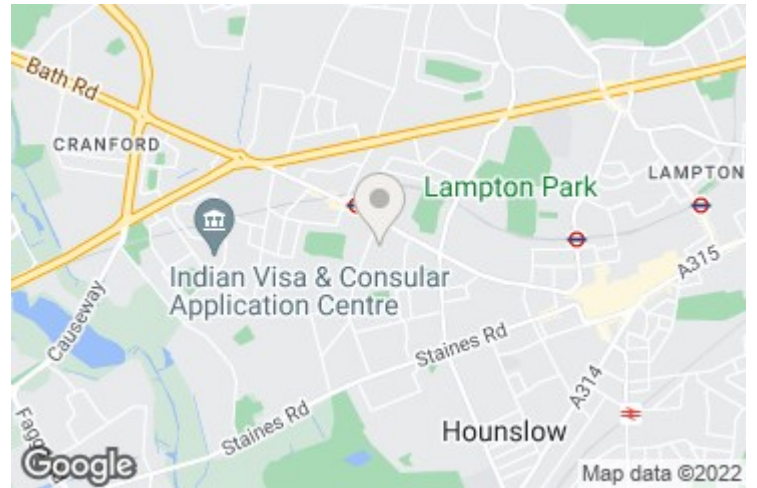


**Brick Built Studio/Gym**



Double glazed window, radiator, spotlights, wall mounted boiler. Shower Room: tiled enclosed shower

cubicle, pedestal wash hand basin, low level w/c, tiled walls and flooring. double glazed window and spotlights.



### **Brick Built Storage Room**

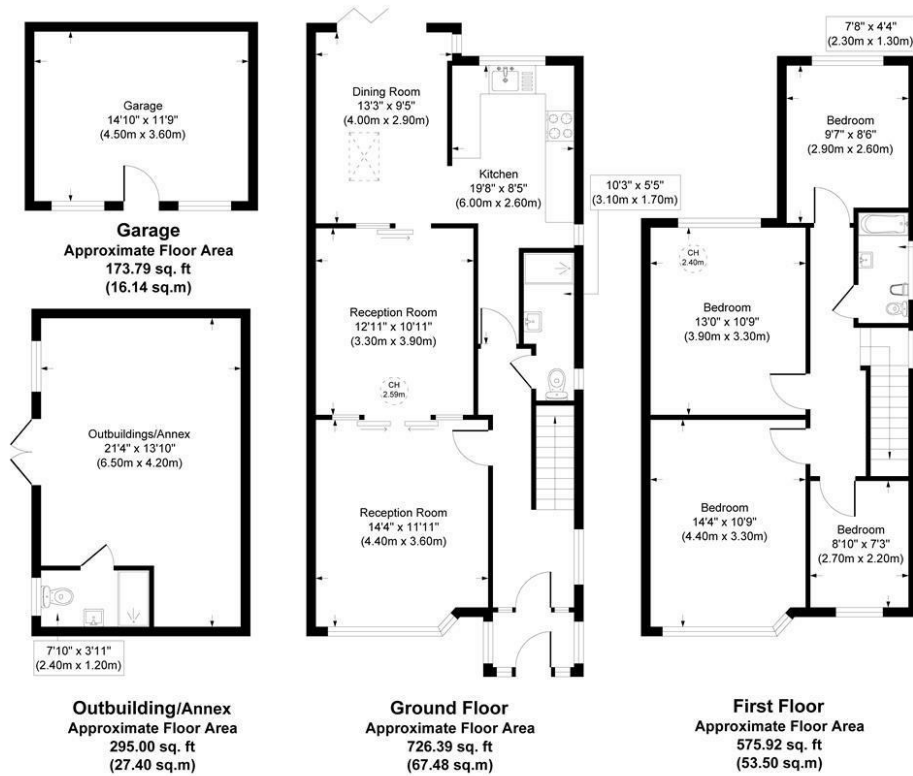


Located at the rear of the garden with power and lighting and further cupboard storage area.

### **Front**

Own driveway providing off street parking for at least three/four cars.

## Dale Ave, Hounslow TW4 7ER



**Approx. Gross Internal Floor Area 1771 sq. ft / 164.54 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			79
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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