



Yew Tree Walk, Hounslow, TW4 5HT

£450,000

Situated in this popular cul-de-sac residential location off Wellington Road South within walking distance to local shops, Heathland School and mosque is this three bedroom mid-terrace house.

The accommodation comprises lounge/diner, kitchen/breakfast room, downstairs shower room/wet room, on the first floor three bedrooms with built-in wardrobes and cupboards and family bathroom. The property also benefits from double glazed windows, central heating, private rear garden and driveway with off street parking. Offered for sale with no forward chain.

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Enclosed Entrance Porch

Side aspect double glazed window, laminate flooring, further door to...

Entrance Hallway

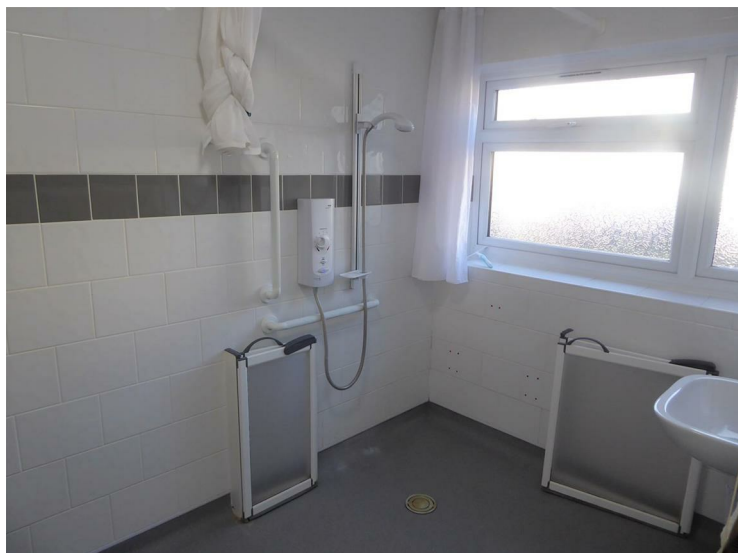
Radiator, wood block flooring, stairs to first floor, doors to rooms.

Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, space for cooker, fridge/freezer and washing machine, tiled flooring, power points, front aspect double glazed window.

Shower Room/Wet Room



Wall mounted shower unit, tiled walls, wash hand basin, built-in cupboard, front aspect double glazed window.

Cloakroom

Low level w.c, wash hand basin, part tiled walls, tiled flooring, radiator.

Lounge/Diner



Rear aspect double glazed window, radiator, wood block flooring, two radiators, understairs storage cupboard, double opening double glazed doors to garden.

First Floor Landing

Access to loft space, storage cupboard, doors to rooms.

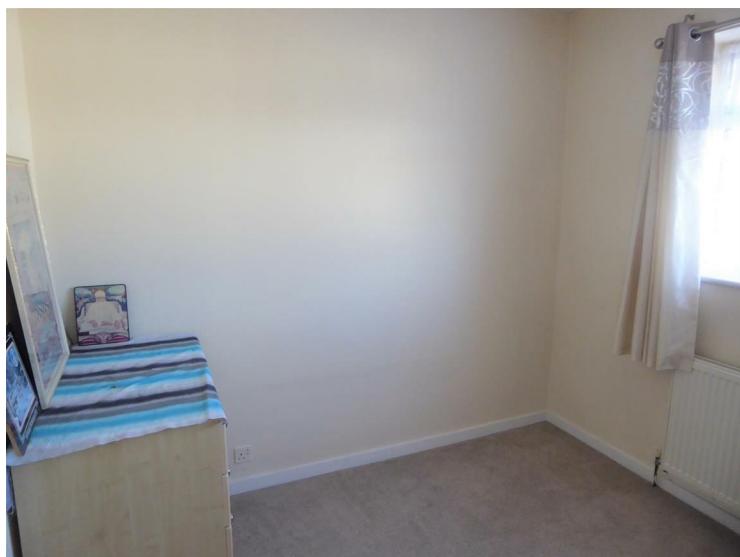
Bedroom One



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

Bedroom Two

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

Bedroom Three

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

Bathroom

White suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c, tiled walls and flooring, rear aspect double glazed window.

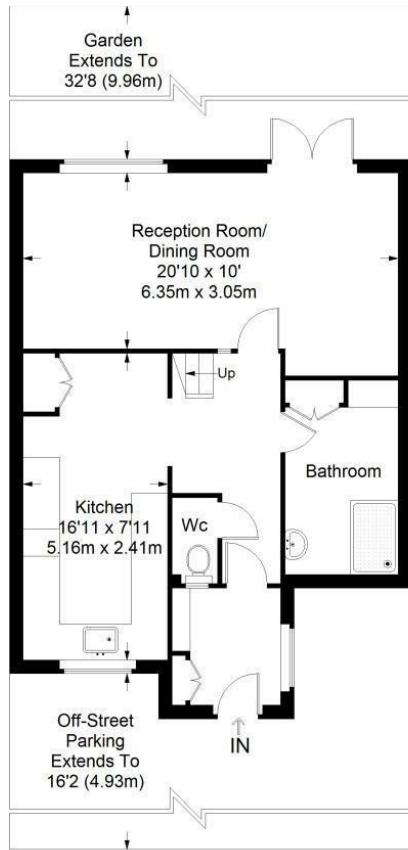
Outside**Rear Garden**

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

Front

Driveway with hardstanding off street parking.





Ground Floor = 548 sq ft

Yew Tree Walk



First Floor = 462 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 548 sq ft / 50.91 sq m
 FIRST FLOOR = 462 sq ft / 42.92 sq m
 Total = 1010 sq ft / 93.83 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(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			77
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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