



Ferndale Avenue, Hounslow, TW4 7ES

£495,000

ANOTHER SALE BY STAMFORDS! A rarely available three bedroom semi-detached family home situated in this ever popular residential cul-de-sac location within walking distance of Hounslow west tube station, local shops and restaurants. The accommodation comprises two separate reception rooms, kitchen, on the first floor three bedrooms and family shower room. The property also benefits from double glazed windows, central heating, rear garden and driveway with off street parking for at least two cars.

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Entrance Hallway

Radiator, laminate flooring, side aspect double glazed window, power point, understairs storage area, stairs to first floor, doors to rooms.

Reception One



Front aspect double glazed window, radiator, power point, laminate flooring.

Reception Two



Double glazed double opening doors to garden, radiator, laminate flooring, power point.

Kitchen

Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob with extractor above, space for washing machine and fridge/freezer.

First Floor Landing

Side aspect double glazed window, access to loft space, radiator laminate flooring, doors to rooms,

Bedroom One



Front aspect double glazed window, radiator, power point.

Bedroom Two



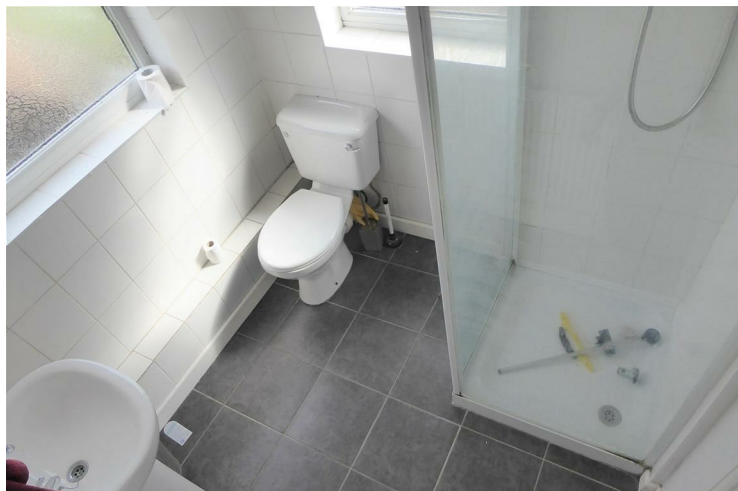
Rear aspect double glazed window, radiator, power point, laminate flooring

Bedroom Three



Front aspect double glazed window, radiator, power point, laminate flooring

Shower Room



Tiled enclosed shower cubicle, pedestal wash hand basin, low level w.c, tiled walls and flooring, rear and side aspect double glazed window, radiator.

Outside

Rear Garden

Concrete and paved area, rest laid to lawn (overgrown)

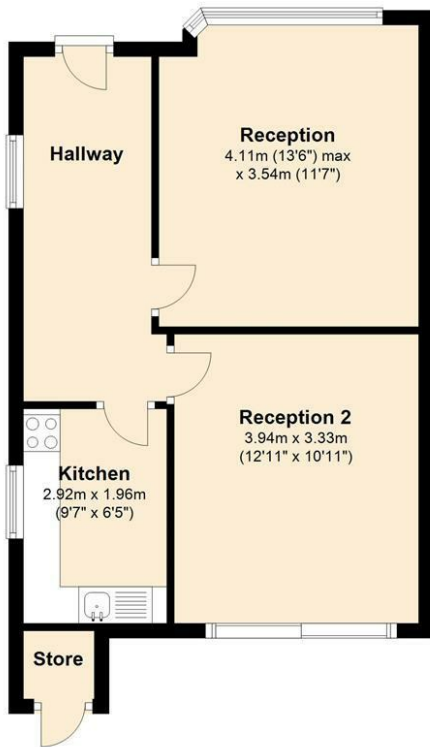
Front

Driveway with off street parking for at least 2 cars.



Ground Floor

Approx. 43.9 sq. metres (472.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.6 sq. feet)



Total area: approx. 86.3 sq. metres (928.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of door, window, room and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		48	
(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			75
(69-80) C			
(55-68) D		41	
(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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