



### **Beavers Lane, Hounslow, TW4 6HG**

**£495,000**

A four bedroom mid-terrace family home situated in Beavers Lane with easy access to local shops, schools and bus routes. Heathrow T4, A30 and M4 motorway are also within easy reach.

The accommodation comprises through lounge, modern kitchen, conservatory/diner and bathroom, on the first floor four bedrooms and family shower room. Outside rear garden and gated driveway. The property benefits from double glazed windows and has central heating, however the boiler system is not in use. An internal viewing is strongly recommended and the property is priced to sell.

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**Enclosed Entrance Porch**

Tiled flooring, door to...

**Entrance Hallway**

Tiled flooring, radiator, power point, understairs cupboard, stairs to first floor landing.

**Through Lounge**

Front aspect double glazed window, power point, laminate flooring, radiator, double opening doors to garden. Through to...

**Kitchen**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob, space for dishwasher, power point, storage cupboard, tiled flooring, space for fridge/freezer.



### Conservatory



Double glazed window, laminate flooring, door to garden, wall mounted boiler (not working), door to...

### Bathroom



Panel enclosed corner bath with mixer tap, wash hand basin with vanity unit below, low level w/c, tiled walls and flooring, side aspect double glazed window, spotlights.

### First Floor Landing

Access to loft space, doors to rooms.

### Bedroom One



Front aspect double glazed window, laminate flooring.

**Bedroom Two**

Front aspect double glazed window, power point, laminate flooring

**Bedroom Four**

Rear aspect double glazed window, radiator, power point.

**Bedroom Three**

Rear aspect double glazed window, radiator, power point.

**Family Shower Room**

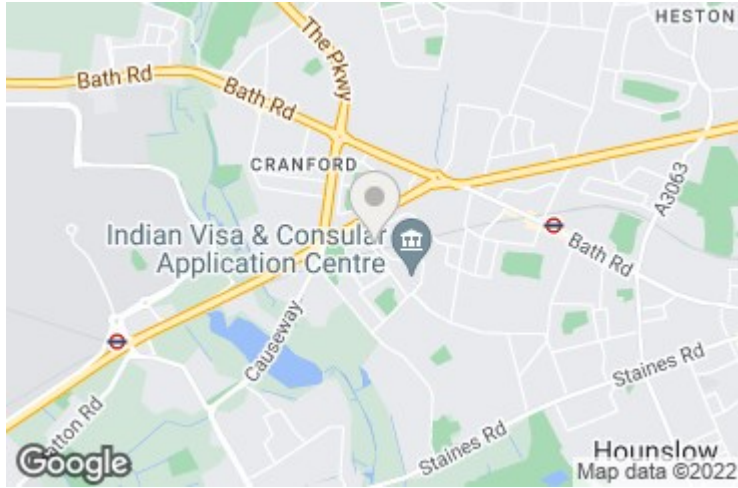
Tiled enclosed shower cubicle, wash hand basin with vanity unit below, low level w/c, tiled walls and flooring, heated towel rail.

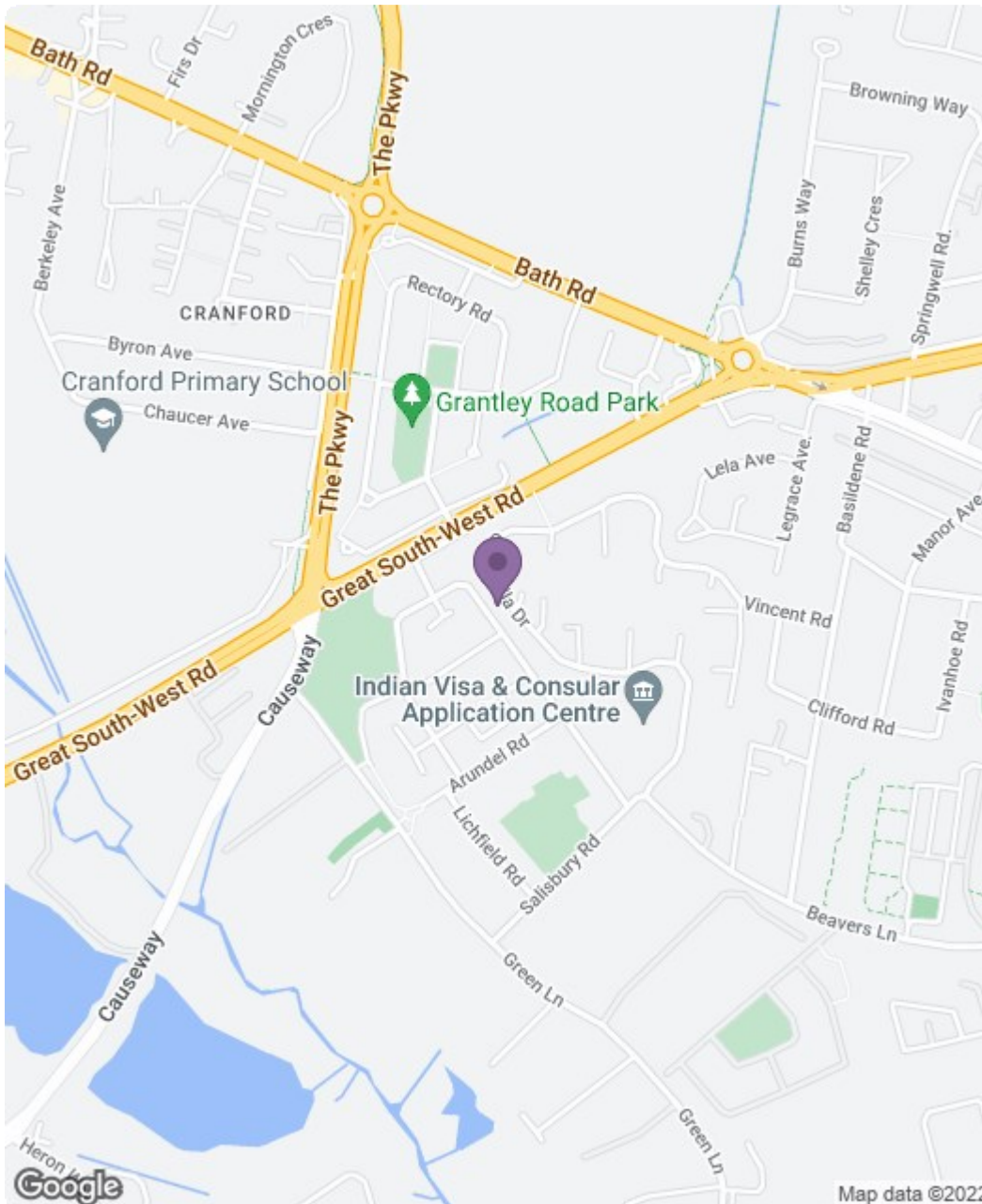
**Outside****Rear Garden**



Paved patio area with raised borders

**Front**

Driveway providing off street parking with secure gates.





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