



## Lampton Avenue, Hounslow, TW3 4EW

**Guide Price £550,000**

A 1930's semi-detached home situated in a popular residential area off Lampton Road. The accommodation comprises three bedrooms, two reception rooms, kitchen, first floor shower room with separate w/c. Benefits include part double glazed windows, gas central heating. The property has space to the side with garage and off street parking with scope to extend double storey on the side and rear, subject to planning permission. Offered with no chain.

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### Entrance Porch

Double glazed porch with tiled flooring leading to front door.

### Entrance Hallway

Laminate flooring, radiator, understairs storage cupboard, doors to...

### Front Reception

Front aspect double glazed bay window, radiator, fireplace, coving, picture rail.

### Rear Reception

Rear aspect double glazed french doors to garden, fireplace, laminate flooring.

### Kitchen

Range of wall and base units, single drainer sink unit with mixer tap, space for fridge/freezer and washing machine and dishwasher, gas cooker point, larder housing electric meter, rear aspect window and door to garden.

### First Floor Landing

Side aspect window, access to loft space, door to...

### Bedroom One

Front aspect double glazed bay window, radiator, coving, carpet.

### Bedroom Two

Rear aspect secondary glazed window, radiator, fitted wardrobes with sliding mirror doors, coving, carpet.

### Bedroom Three

Front aspect double glazed bay window, radiator, picture rail, carpet.

### Shower Room

Tiled double shower cubicle with electric shower unit, hand wash basin, airing cupboard housing tank, part tiled walls, tiled flooring, side aspect double glazed window.

### Separate W/C

Low level w/c.

### Outside

#### Front

Driveway with off street parking and flower beds with side gate and double gates leading through to further driveway, leading to garage with up and over door, power and lighting.

### Rear Garden



Patio area, rest laid to lawn, outside w/c.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	74
(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		57	72
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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