



Hibernia Road, Hounslow, TW3 3RY
£525,000

A larger than average semi-detached family home situated within walking distance to Hounslow High Street, transport links, local shops and outstanding schools. The accommodation comprises two separate reception rooms, kitchen, conservatory, downstairs w.c, on the first floor three generous sized bedrooms, family bathroom and separate w.c. The property also benefits from central heating, mainly double glazed windows, front garden with own driveway providing off street parking, south facing rear garden, detached garage, side space with block paved area also with potential to extend (STPP). The property is offered for sale with no forward chain.

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Enclosed Entrance Porch

Further door to

Entrance Hallway

Side aspect window, radiator, understairs storage cupboard, stairs to first floor, doors to rooms.

Cloakroom

High level w.c.

Reception One



Front aspect double glazed window, radiator, power point, tiled fire surround.

Reception Two



Double and secondary glazed sliding patio door to conservatory, radiator, tiled fire surround.

Kitchen



1 1/2 bowl single drainer sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven, part tiled walls, tiled flooring, space for washing machine and fridge, wall mounted boiler, side aspect double glazed window, double glazed door to conservatory.

Conservatory

Rear aspect double glazed window, door to garden.

First Floor Landing

Access to loft and doors to rooms.

Bedroom One



Front aspect double and secondary glazed window, built-in wardrobes into recess, wash hand basin with vanity unit below.

Bedroom Two



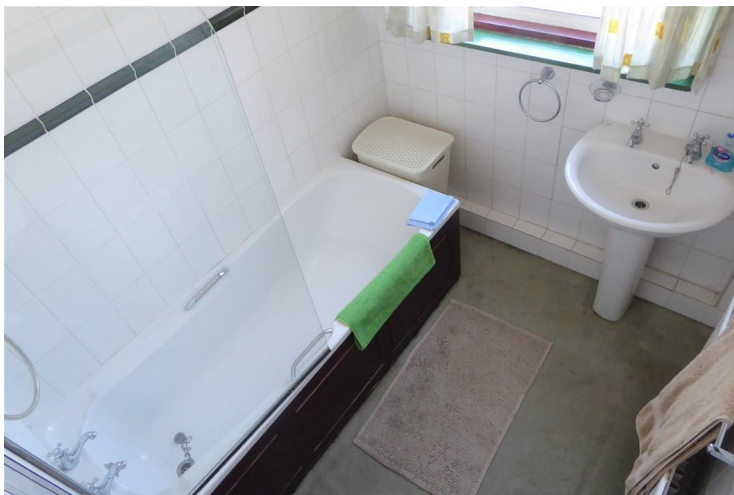
Rear aspect double and secondary glazed window, power point.

Bedroom Three



Rear aspect double and secondary glazed window, radiator, power point, storage cupboard.

Bathroom



White suite comprising panel enclosed bath with wall mounted shower cubicle, pedestal wash hand basin, part tiled walls, double glazed window.

Separate W/C

Low level w.c, side aspect double glazed window.

Outside

Rear Garden



South facing with paved patio area, rest laid to lawn with shrub borders.

Detached Garage

Up and over door, access via own driveway.

Side



Brick paved area with potential to extend (STPP).

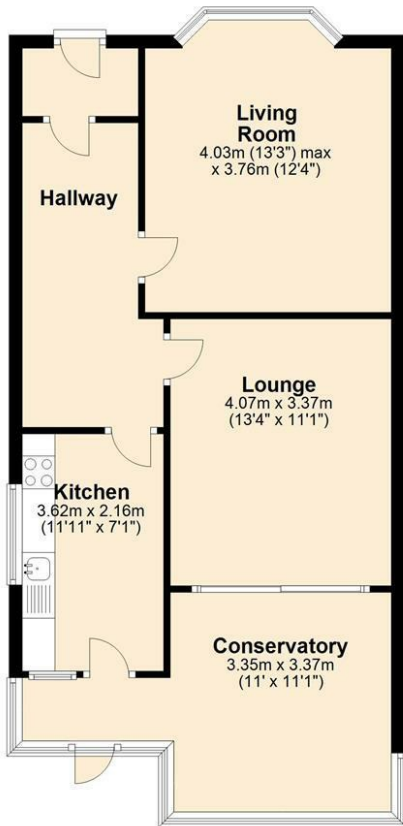
Front

Own driveway with off street parking, double opening doors to side space and garage.



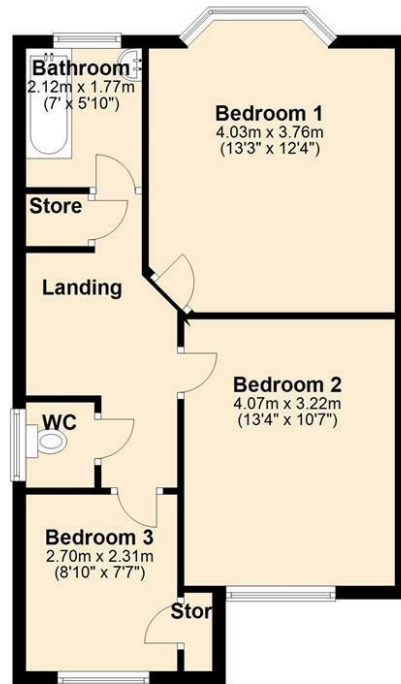
Ground Floor

Approx. 63.4 sq. metres (682.7 sq. feet)



First Floor

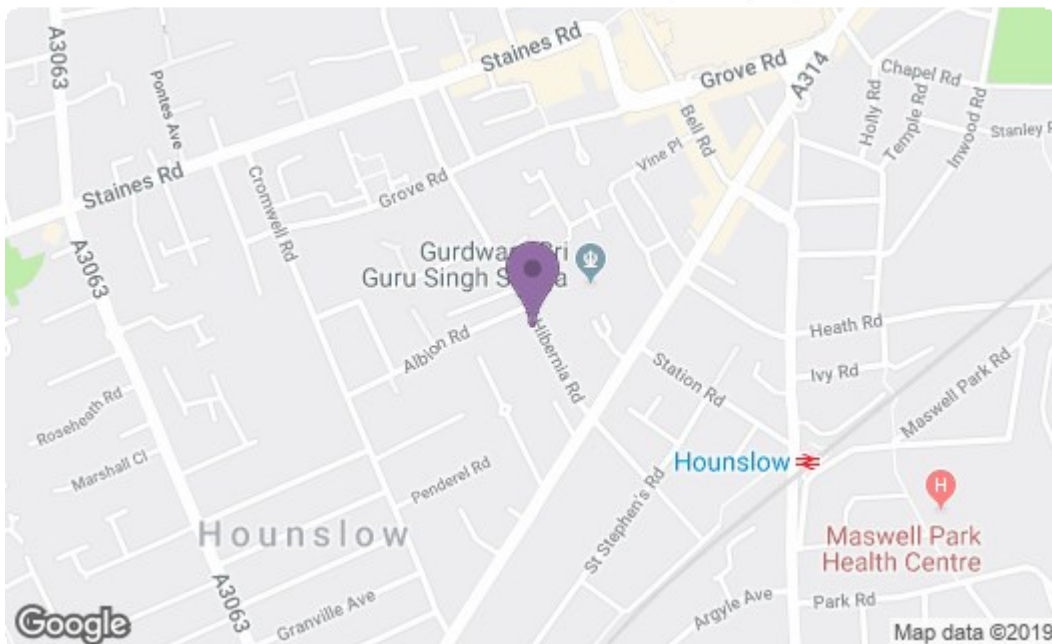
Approx. 50.1 sq. metres (539.1 sq. feet)



Total area: approx. 113.5 sq. metres (1221.8 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 purposes 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.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		52	
(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			73
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

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