



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

**£1,750 PCM**

An extended three bedroom semi-detached family home situated in this popular residential location with easy access to Hounslow West tube station and shopping centre, local restaurants, bus routes and local schools are close by. The accommodation comprises through lounge, modern fitted extended kitchen and dining room, cloakroom, on the first floor three bedrooms and modern bathroom suite. Outside a generous front garden, rear garden with access to garage via service road. The property is offered on an unfurnished basis and is available 5th July.

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### Enclosed Entrance Porch

Tiles flooring, spotlights, double glazed front door to...

### Entrance Hallway

Double radiator, understairs storage cupboard, stairs to first floor.

### Through Lounge

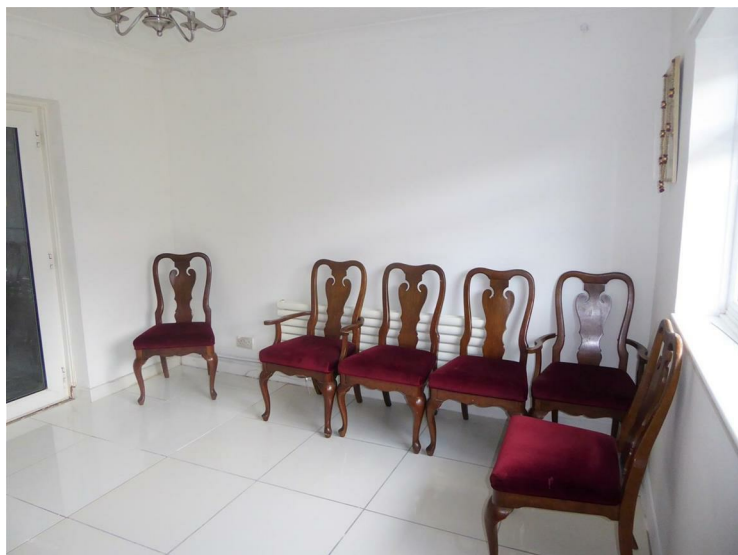
Front aspect double glazed window, double radiator, feature fireplace with tiled surround, door to dining area.

### Extended Modern Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, space for freestanding range cooker with extractor hood above, space for washing machine, further wall and floor mounted units, power point, part tiled walls, understairs storage cupboard, through to...

### Dining Area



Rear aspect double glazed window, double glazed door to garden, tiled flooring.

### Cloakroom

Low level w.c.

### First Floor Landing

Access to loft space, side aspect double glazed window, doors to rooms.

### Bedroom One

Front aspect double glazed window, radiator.

### Bedroom Two



Rear aspect double glazed window, radiator, built-in cupboard and shelving unit, wall mounted 'Vailiant' boiler and cylinder tank

### Bedroom Three

Front aspect double glazed window.

### Re-Fitted Modern Bathroom

Modern white suite comprising tiled enclosed bath with mixer tap and shower attachment, wash hand basin with mixer tap with vanity unit, low level w.c, radiator, double glazed window.

### Outside

#### Rear Garden



Block paved area with mature shrub borders and access to garage.

### Front

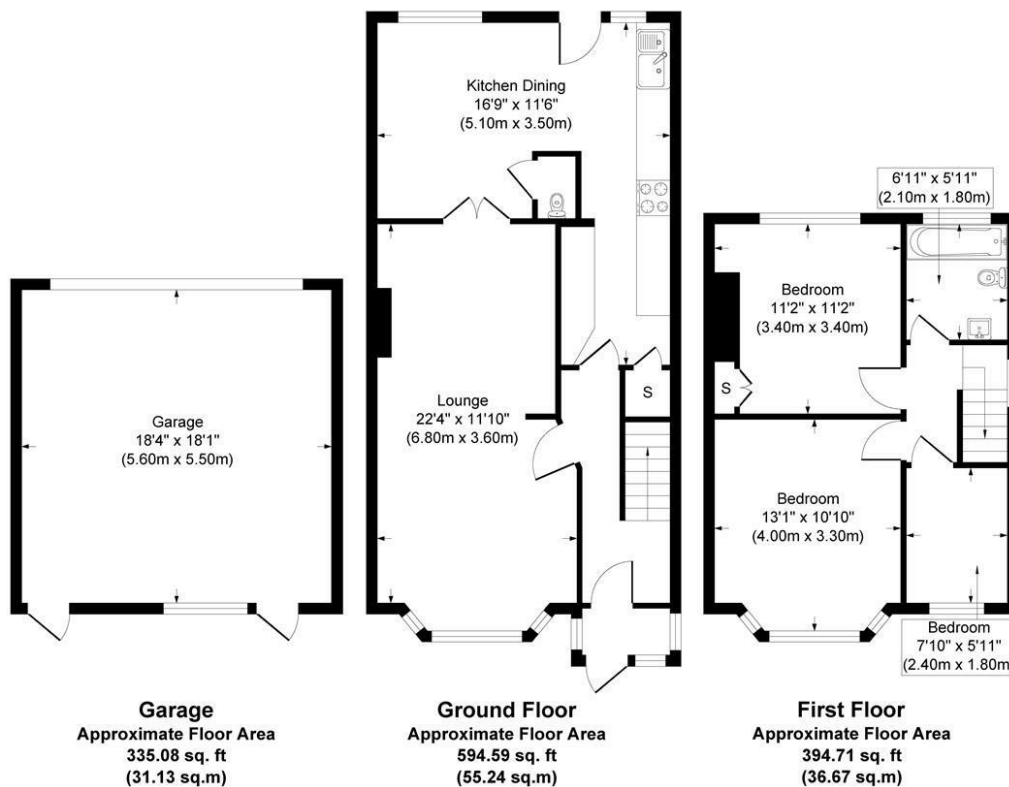
Mainly laid to lawn area, concrete pathway to front door.

### Detached Garage

Up and over door, accessed via secure service road.



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**Approx. Gross Internal Floor Area 1324.38 sq. ft / 123.04 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

Produced by Instagram: RJORA.PHOTOGRAPHY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
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