



**Vicarage Farm Road, Hounslow, TW3 4NN**  
**Offers Over £515,000**

An extended two bedroom semi-detached family home situated within walking distance to Hounslow West tube station, shopping centre. Restaurants and bus routes are all close by including access to Heathrow M4 motorway and the A4 to Central London. The accommodation comprises, on the ground floor three generous reception rooms, kitchen, extended room/utility room with a w/c, on the first floor two spacious bedrooms and a generous sized family bathroom. Outside front and rear gardens and a double length garage accessed via a shared driveway. The property also benefits from double glazed window, central heating and further potential to extend (stpp). Offered for sale with no onward chain!

A partner of  
**The Guild Of Professional Estate Agents**  
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

**Entrance Hallway**

Stairs to first floor and doors to rooms.

**Reception One**

Front aspect double glazed window, radiator, tiled fireplace (not used).

**Reception Two**

Double glazed door to rear garden, radiator, tiled fireplace (not used), built-in cupboard.

**Reception Three**

Side aspect double glazed window, radiator, feature fireplace with mantle surround, power points.

**Kitchen**

1 1/2 bowl single drainer sink unit with mixer tap and cupboard below, built-in hob and oven, further wall and floor mounted units, double glazed window and door to garden, door to...



**Extension/Utility Room**



Rear aspect double glazed window, built-in units, space for washing machine, tiled flooring.

**Cloakroom**

Low level w/c, wash hand basin, tiled flooring, part tiled walls, double glazed window.

**First Floor Landing**

Access to loft, built-in cupboard.

**Bedroom One**



Front aspect double glazed window, radiator, feature fireplace (not used), built-in wardrobes.

**Bedroom Two**



Rear aspect double glazed window, radiator, power point, built-in wardrobes.

### Family Bathroom



Coloured suite comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin with vanity unit below, low level w/c, tiled walls, cupboard housing shelving and wall mounted "Main" combi boiler.

### Outside

#### Rear Garden



Concrete area, side access, rest laid to lawn.

#### Double Length Garage



107 Vicarage Farm Road TW3 4NN



Total Area: 116.7 m<sup>2</sup> ... 1256 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.  
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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			
(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	

A partner of  
**The Guild Of Professional Estate Agents**  
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075