



**Belgrave Road, Hounslow, TW4 7BY**

**£450,000**

A three bedroom mid-terrace house situated in this popular residential location off Cambridge Road with access to Hounslow town centre, Hounslow West tube station, local shops, schools and transport links. The accommodation comprises, on the ground floor, lounge and kitchen/diner, on the first floor three bedrooms and bathroom. Outside front and rear gardens. The property also benefits from double glazed windows and district heating.

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**Entrance**

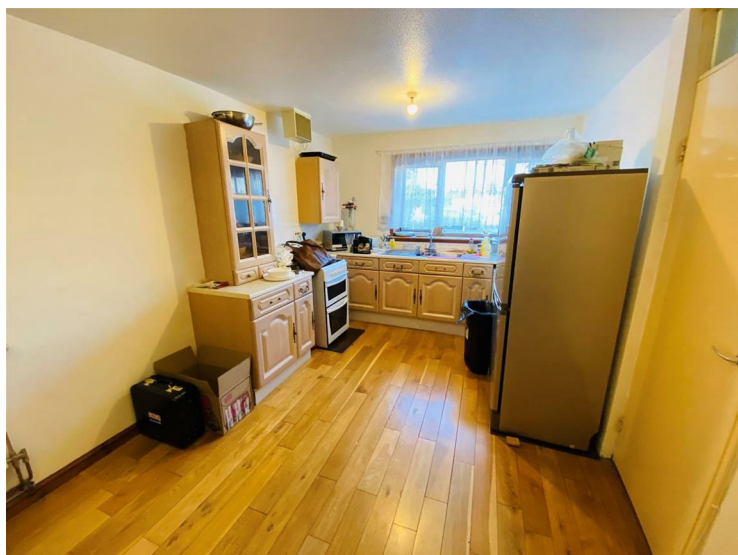
Storage area, door to...

**Entrance Hallway**

Radiator, laminate flooring, stairs to first floor.

**Cloakroom**

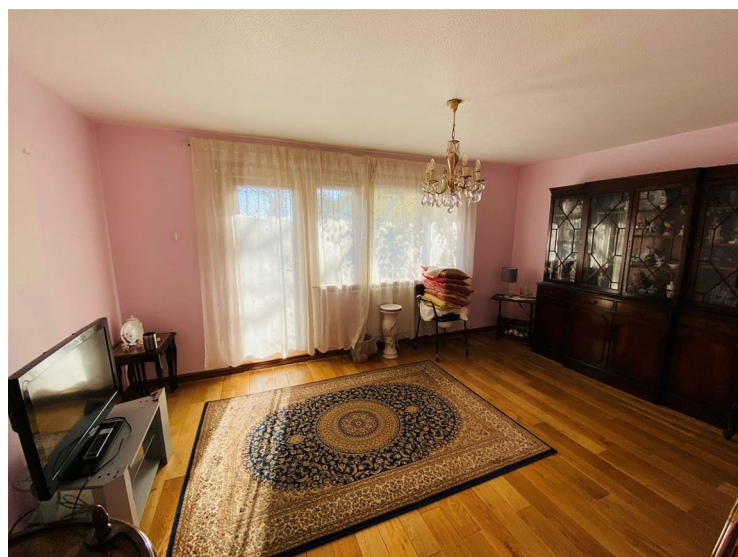
Low level w/c, wash hand basin.

**Kitchen/Diner**

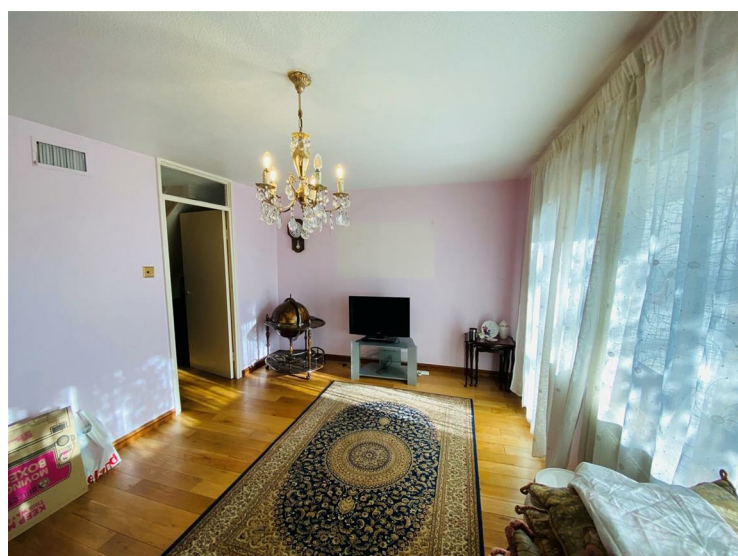
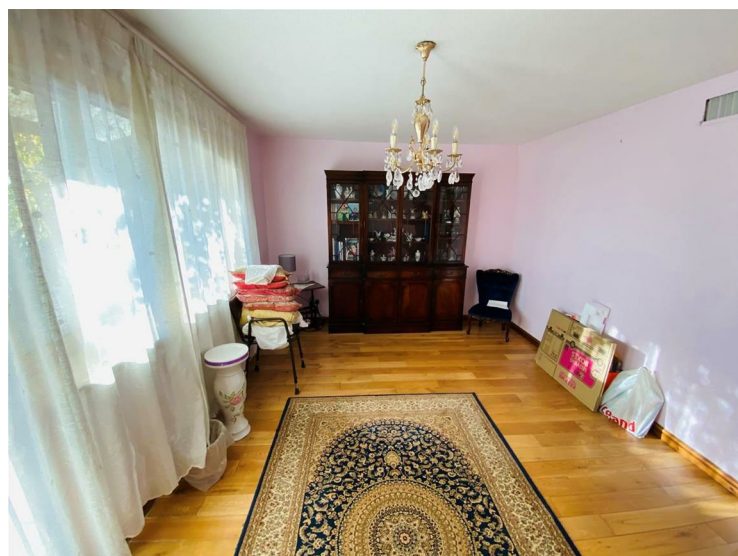
1 1/2 bowl single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, space for cooker, washing machine and fridge/freezer, double glazed windows, laminate flooring.

**Dining Area**

Radiator, power point.

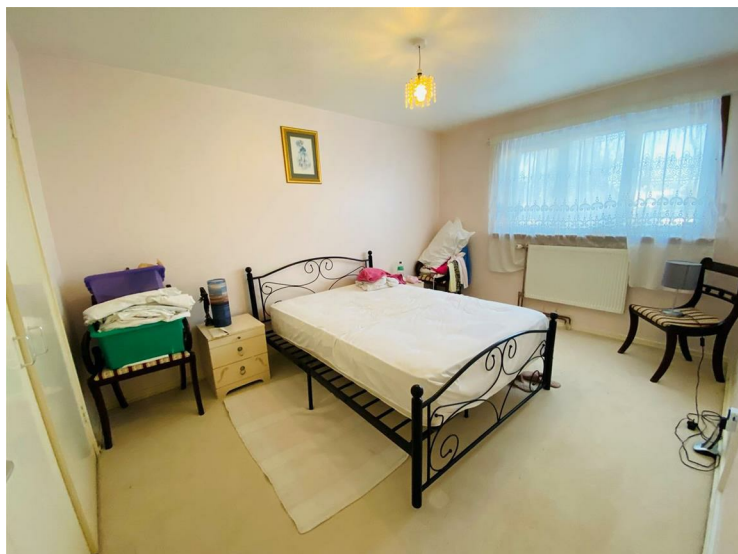
**Lounge**

Rear aspect double glazed window, laminate flooring, radiator, double glazed door to garden.

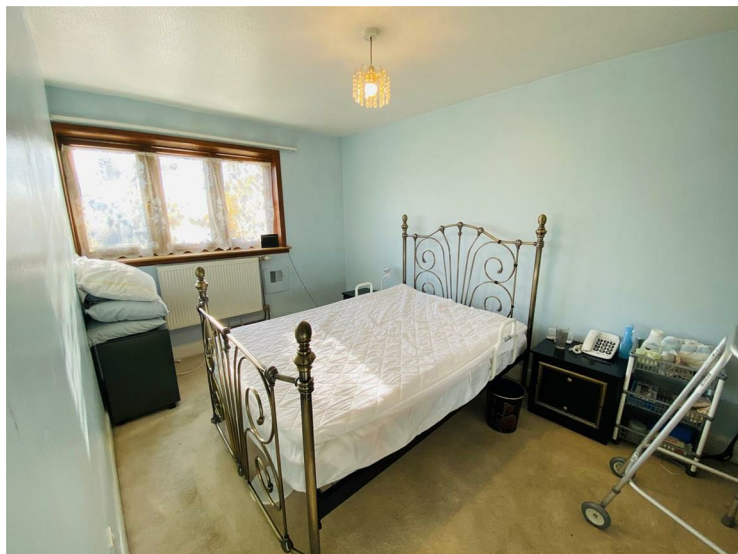


**First Floor Landing**

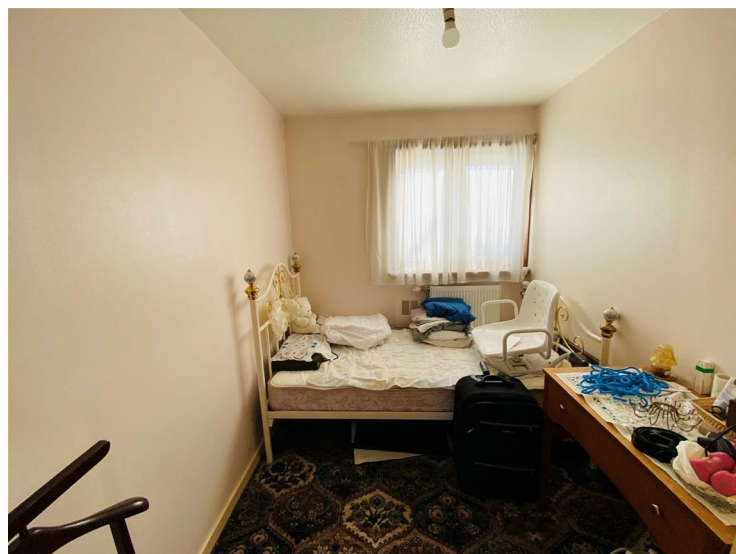
Access to loft, storage cupboard.

**Bedroom One**

Front aspect double glazed window, radiator, built-in wardrobe, power point.

**Bedroom Two**

Rear aspect double glazed window, radiator.

**Bedroom Three**

Rear aspect double glazed window, radiator.

**Bathroom**

White suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w/c, tiled walls, radiator, double glazed window, cupboard housing cylinder tank and shelving.

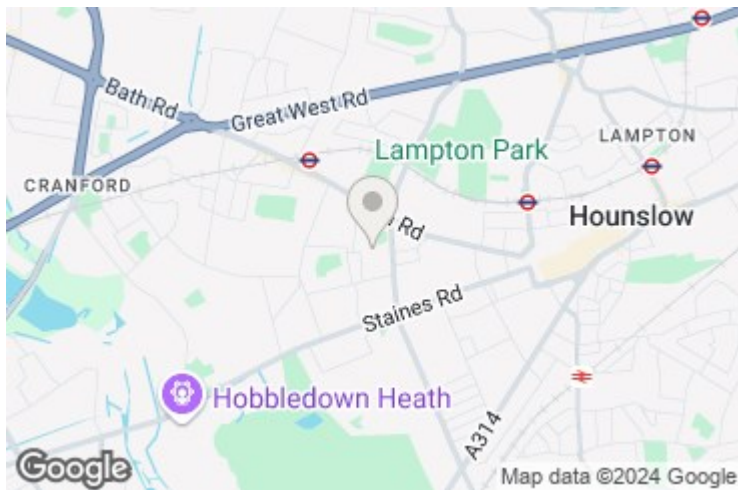
**Outside**

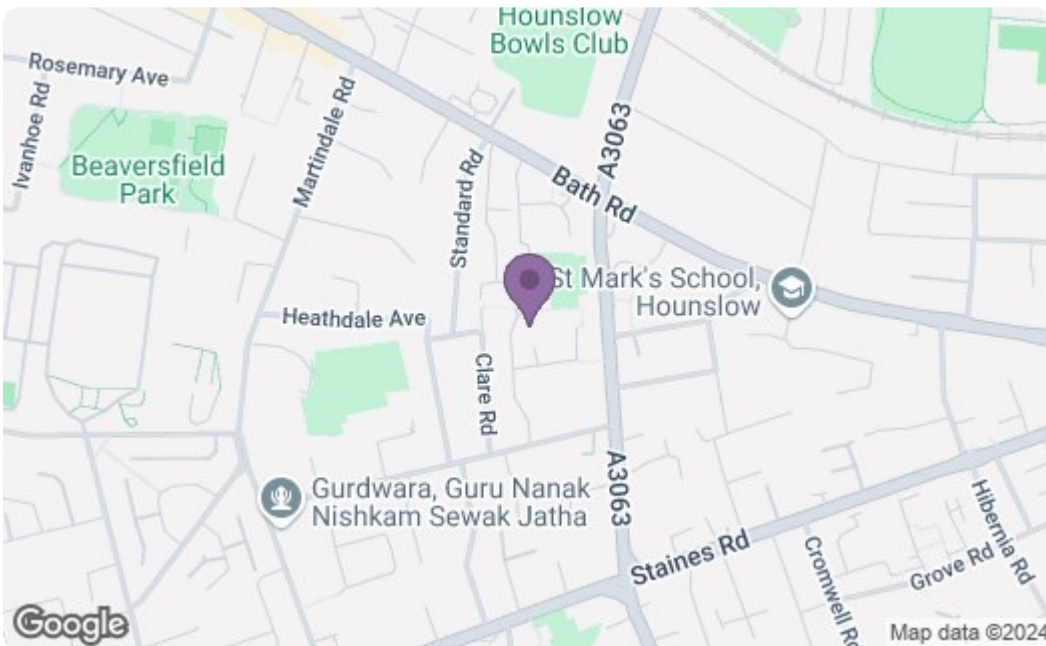
## Rear Garden





Paved patio area, rear access, outside shed.

DISTRICT HEATING COSTS TBC





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

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