



**Vicarage Farm Road, Hounslow, TW3 4NN**

**£259,950**

A one bedroom ground floor garden maisonette situated in the heart of Hounslow West within walking distance of Hounslow West tube station, shopping centre, main bus routes, A4 to Heathrow and London. The accommodation comprises bright lounge, modern kitchen, double bedroom and spacious bathroom, outside a private rear garden and off street parking. The property also benefits from double glazed windows and central heating. Viewings recommended.

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**Front Door To  
Re-Fitted Kitchen/Breakfast Room**



Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in hob with oven below and extractor hood above, space for washing machine, fridge and freezer, part tiled walls, tiled flooring, power points, radiator, double glazed window, door to bathroom and door to...



**Lounge**



Rear aspect double glazed window, radiator, power point, feature coal effect fireplace with mantle surround (not being used), laminate flooring, storage cupboard.





**Bedroom**



Front aspect double glazed window, laminate flooring, radiator, coving.

**Modern Bathroom Suite**



Panel enclosed corner bath with mixer tap and shower attachment, pedestal wash hand basin, low level w/c, tiled walls, radiator, tiled flooring, space for tumble dryer, wall mounted "Main" boiler, spotlights, side aspect window.

**Outside**

**Private Rear Garden**



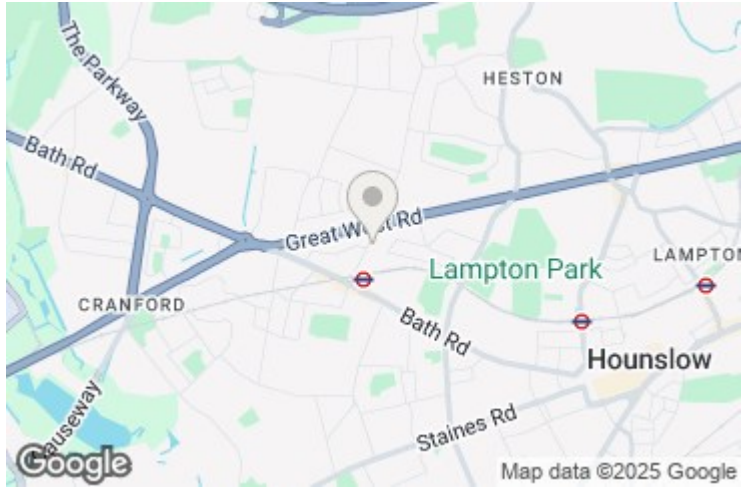
Paved path to patio area, shrub borders, side access.

**Front**

Shingle and shrubs

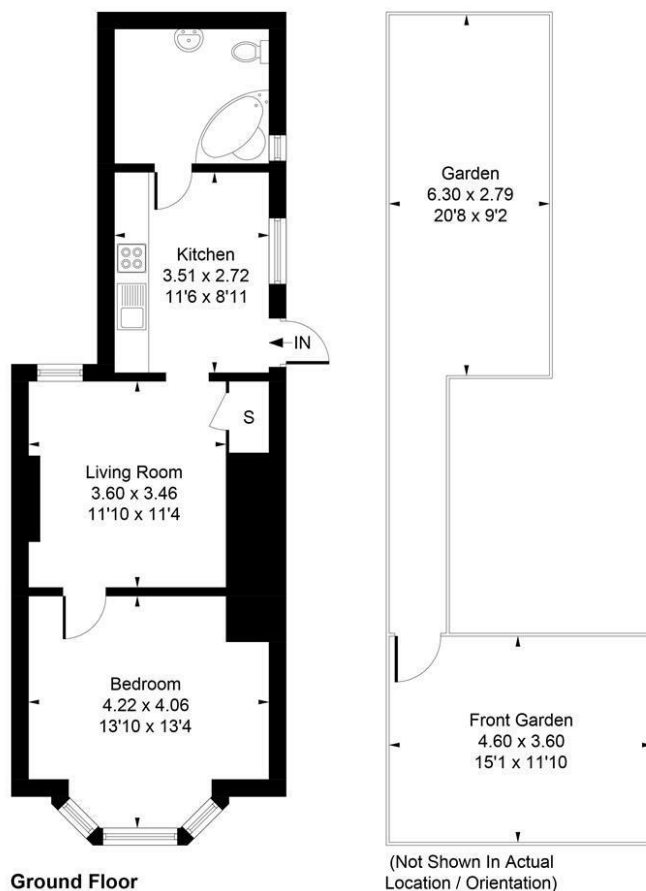
**Side**

Shrub borders. parking.



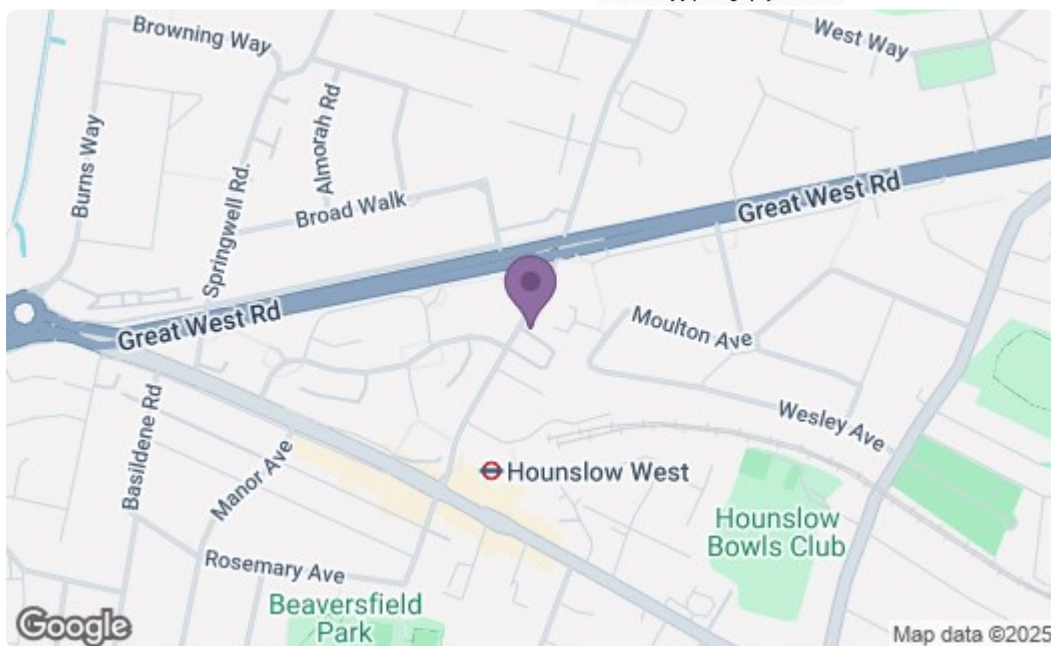
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Approximate Gross Internal Area  
45.31 sq m / 488 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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.

Produced by jcpgraphystudio.com



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>			
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