



**Vincent Road, Hounslow, TW4 7LJ**  
**£550,000**

An extended four/five bedroom end of terrace family home situated in this popular residential location with easy access to Hounslow West tube station, local shops and restaurants. The accommodation comprises a through lounge/diner, downstairs cloakroom, extended I-shaped kitchen with built-in "Neff" hob and oven and breakfast area, on the first floor three bedrooms and family bathroom, on the second floor bedroom four, bedroom five/study and shower room. The property also benefits from double glazed windows, central heating, rear garden and front driveway with off street parking for at least two cars. The property is offered for sale in good decorative order throughout. Viewing is strongly recommended.

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### Porch

Laminate flooring, double glazed windows, door to...

### Entrance Hallway

Laminate flooring, radiator, power point, coving, stairs to first floor, doors to rooms.

### Inner Hallway

Tiled flooring

### Cloakroom

Low level w.c, wash hand basin with vanity cupboard below, tiled flooring and walls.

### Through Lounge/Diner



Front aspect double glazed window, radiator, power point, coving, through to...

### Dining Area



Radiator, power point, double opening doors to...

### L-Shaped Extended Kitchen/Breakfast Room



Modern fitted units, single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in "Neff" 5 ring gas hob with matching oven below, extractor hood, space for washing machine and dryer, integrated dishwasher, integrated fridge/freezer, part tiled walls and flooring, skylight window, spotlights.

### Breakfast Area



Tiled flooring, radiator, double glazed doors to garden.

### First Floor Landing

Doors to rooms, stairs to second floor.

### Bedroom One



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

### Bedroom Two



Rear aspect double glazed window, radiator, storage cupboard.

### Bedroom Three



Front aspect double glazed window, radiator.

### Family Bathroom



Modern white suite comprising panel enclosed bath, wash hand basin with vanity unit below, low level w.c, tiled walls and flooring, rear aspect double glazed window.

### Second Floor Landing

Side aspect double glazed window, airing cupboard housing "Valiant" boiler and tank below.

### Bedroom Four



Rear aspect double glazed window, radiator, power point, spotlights.

### Bedroom Five/Study



Restricted height space. Front aspect skylight window, radiator, eaves storage space.

### Shower Room

Tiled enclosed shower cubicle with wall mounted shower unit, low level w.c, wash hand basin with mixer tap, tiled walls and flooring, heated towel rail, rear aspect double glazed window, spotlights.

### Outside

#### Rear Garden



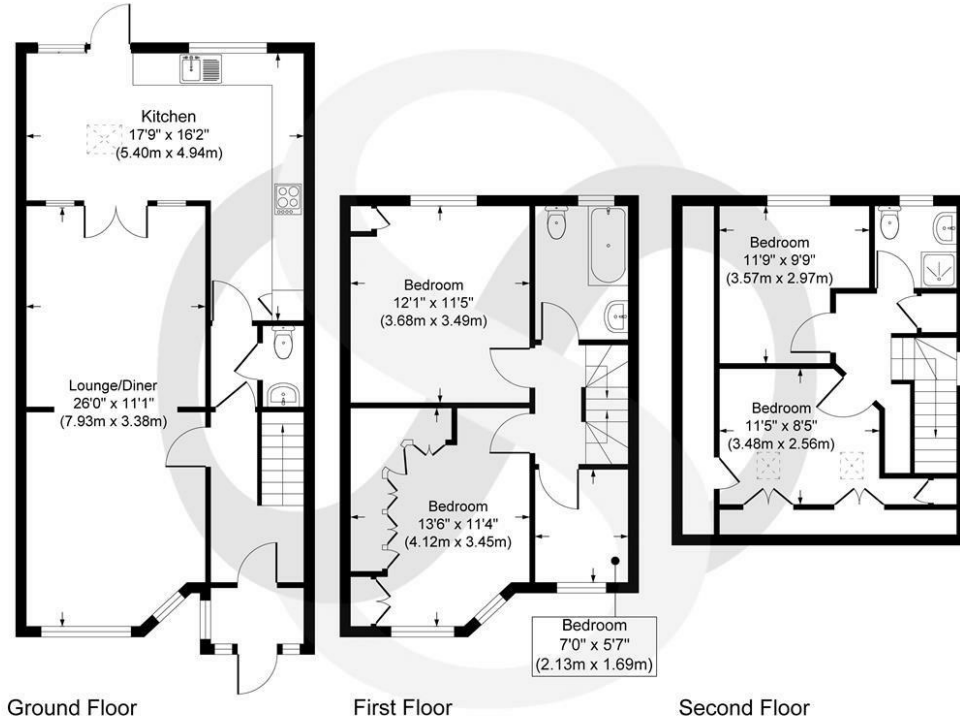
Covered concrete area, rest laid to lawn area with mature flower and shrub borders, side access.

### Front

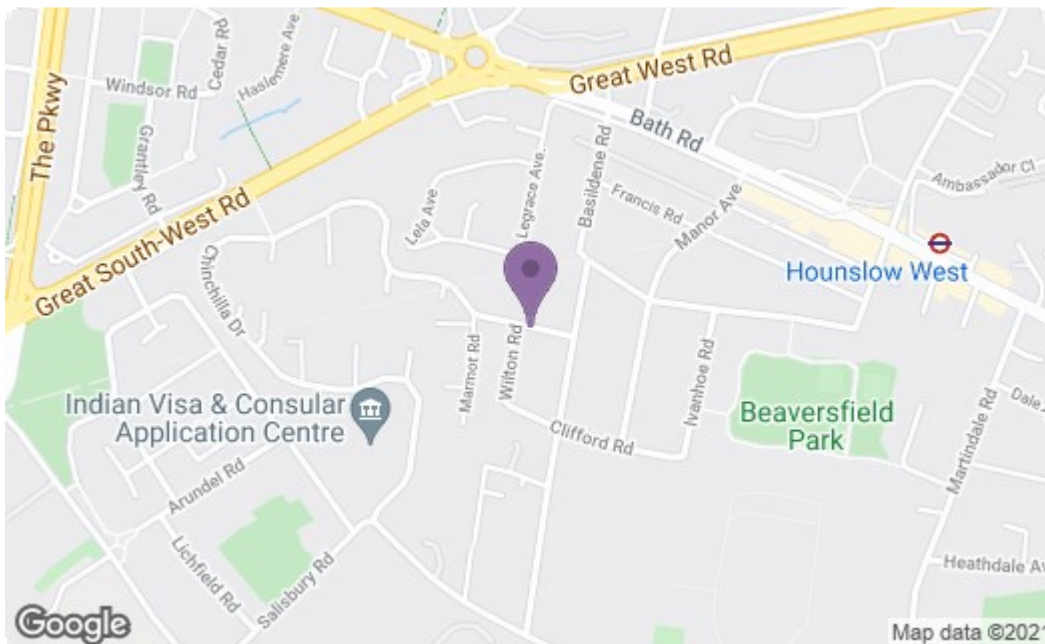
Hardstanding driveway providing off street parking for at least two cars.



## Vincent Rd, Hounslow TW4 7LJ



**Approx. Gross Internal Floor Area 1303 sq. ft / 121.07 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale  
 Produced by www.truinteriorphoto.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</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>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>44</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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