



Vincent Road, Hounslow, TW4 7LH

£515,000

A three bedroom extended family home situated in this popular residential location with easy access to Hounslow West tube station and shopping centre. The accommodation comprises a through lounge, extended L'Shaped kitchen/diner, downstairs cloakroom, on the first floor family bathroom and three bedrooms, two with built-in wardrobes. The property also benefits from double glazed windows, central heating, driveway with off street parking for at least three cars and maintained rear garden. An internal viewing is strongly recommended.

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

Radiator, laminate flooring, understairs cupboard, stairs to first floor and doors to rooms.

Through Lounge



Front aspect double glazed window, radiator, power point, laminate flooring, further radiator and double opening doors to...

Extended L'Shaped Kitchen/Diner



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, extractor hood, space for washing machine, fridge/freezer and dishwasher, power points, part tiled walls and tiled flooring.

Dining Area

Radiator, double glazed double opening doors to garden, tiled flooring, power point and door to...

Inner Hallway

Tiled flooring, wall mounted boiler and door to...

Downstairs Cloakroom

Low level w.c, wash hand basin with mixer tap, radiator, tiled walls and flooring, double glazed window.

First Floor Landing

Access to loft space and doors to rooms.

Bedroom One



Front aspect double glazed window, radiator, built-in wall to wall wardrobes.

Bedroom Two



Rear aspect double glazed window, radiator, built-in wall to wall wardrobes.

Bedroom Three

Front aspect double glazed window, radiator.

Bathroom



White suite comprising panel enclosed bath with wall mounted shower unit, low level w.c, wash hand basin, tiled walls, rear aspect double glazed window.

Outside

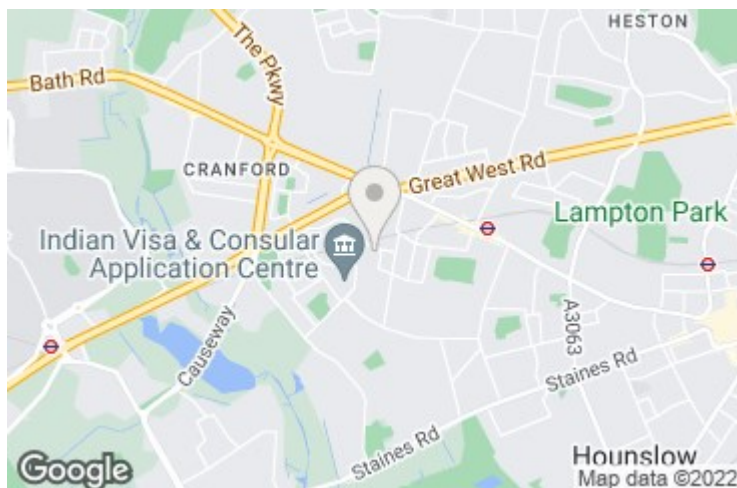
Rear Garden



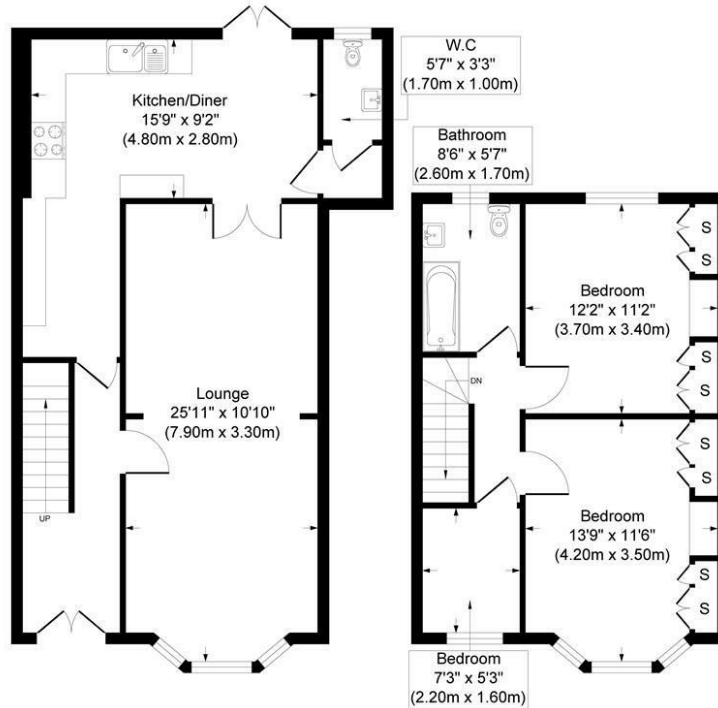
Paved patio area, rest laid to lawn area, timber shed.

Front

Driveway with off street parking for at least three cars.



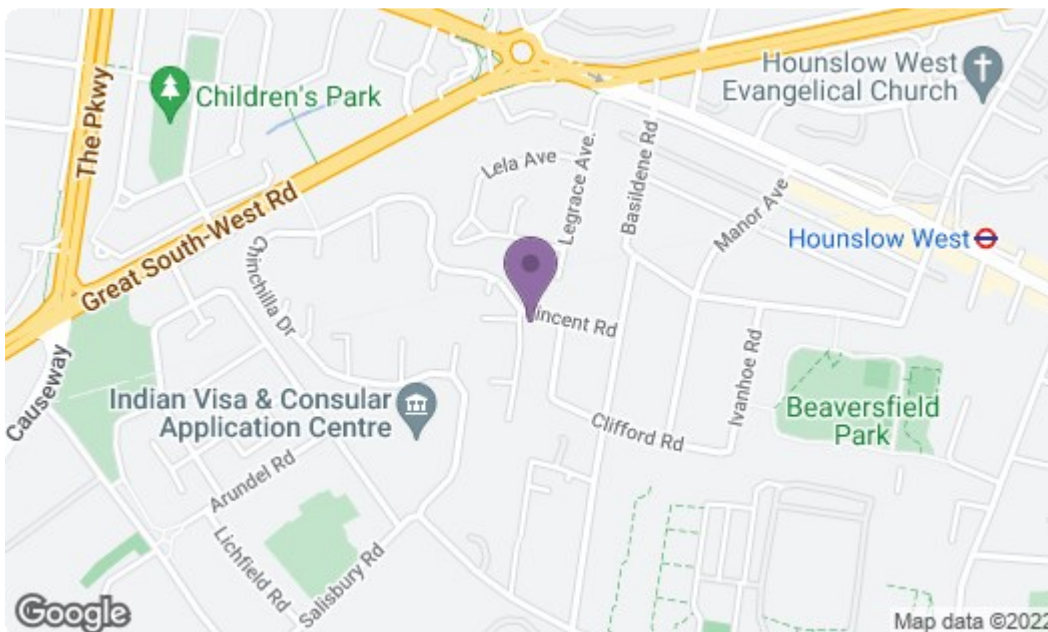
35 Vincent Rd, Hounslow TW4 7LH



Ground Floor
 Approximate Floor Area
 590.29 sq. ft
 (54.84 sq.m)

First Floor
 Approximate Floor Area
 420.86 sq. ft
 (39.10 sq.m)

Approx. Gross Internal Floor Area 1011.15 sq. ft / 93.94 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) A			
(81-91) B			84
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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