



## Montague Road, Hounslow, TW3 1LG

**Guide Price £575,000**

ANOTHER SALE BY STAMFORDS! An extended three bedroom family home situated in this ever popular residential location within the heart of Hounslow town centre within minutes walk from Hounslow Central tube station, local schools, shopping centre and restaurants. The accommodation comprises a through lounge, separate dining room, extended re-fitted modern kitchen, cloakroom, on the first floor three double bedrooms and family bathroom. Outside front and rear gardens and garage located to the rear of the garden. The property also benefits from double glazed windows and gas central heating and is offered for sale in good decorative order.

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**Enclosed Entrance Porch**

Door to...

**Entrance Hallway**

Stairs to first floor, radiator, stairs to first floor, understairs storage cupboard, laminate flooring doors to rooms.

**Through Lounge/Diner**



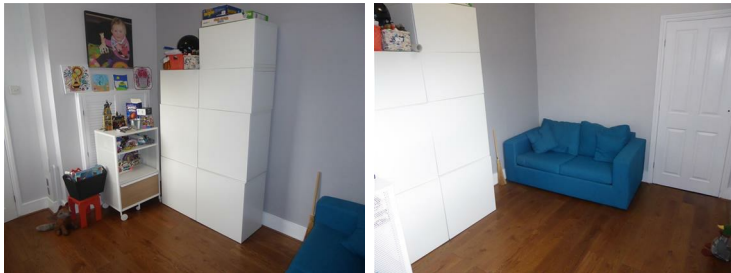
Front aspect double glazed window, radiator, picture rail, centre rose, feature wall mounted fire, built-in shelving unit with storage below into recess, through to...

**Dining Room**



Radiator, built-in shelving unit with storage below into recess, double glazed French doors to rear garden.

**Reception Two**



Side aspect double glazed window, radiator, laminate flooring, storage cupboard, door to...

**Extended Re-Fitted Modern Kitchen**



1 1/2 bowl single drainer sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in five ring hob and oven below, extractor hood, integrated fridge/freezer, washing machine, radiator, power point, tiled walls and flooring, rear and side aspect double glazed windows, skylight window, double glazed door to garden.

**Cloakroom**

Low level w/c, wash hand basin, tiled walls and flooring.

**First Floor Landing**

Access to loft space and doors to rooms.

**Bedroom One**



Front aspect double glazed window, radiator, built-in wall to wall wardrobe with storage space above.

### Bedroom Two



Rear aspect double glazed window, radiator, built-in cupboard housing combi boiler.

### Bedroom Three



Rear aspect double glazed window, radiator, power point.

### Family Bathroom



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

### Outside

#### Rear Garden



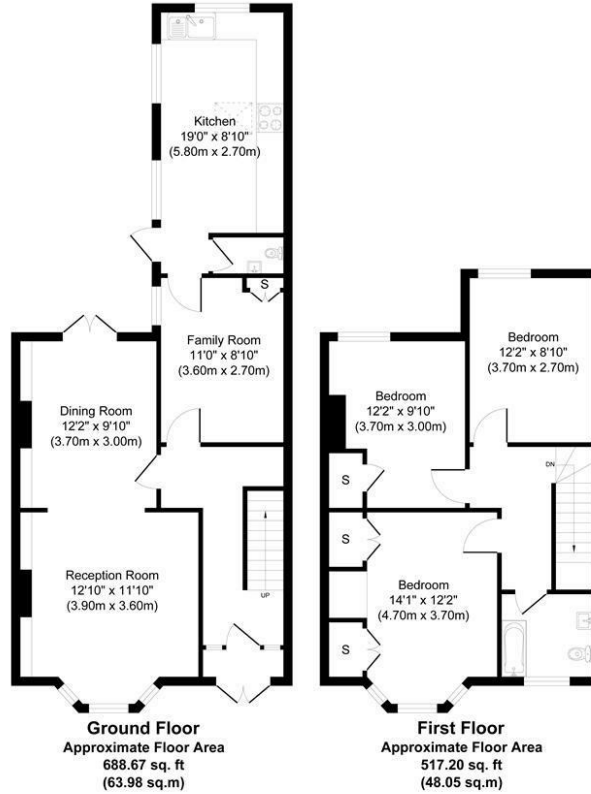
Paved patio area leading onto concrete pathway with spacious shrub borders, laid to lawn area, raised crazy paved patio, access to garage, side access.

#### Garage

Located at the rear of the garden with up and over door and lighting.



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**Approx. Gross Internal Floor Area 1205.87 sq. ft / 112.03 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		64	
(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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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