



St. Heliers Avenue, Hounslow, TW3 3SJ
£475,000

We are delighted to present this well-proportioned three-bedroom semi-detached family home, ideally located just off Hanworth Road and Wellington Road South. The property benefits from a highly convenient setting, within close proximity to reputable local schools including Heathland School, Orchard Primary, and Grove Road Primary, as well as Hounslow town centre and excellent transport links via Hounslow mainline and Hounslow Central tube stations. The accommodation comprises, on the ground floor, an entrance porch leading to two reception rooms and a fitted kitchen. The first floor offers three bedrooms, a family bathroom, and a separate WC. Externally, the property features both front and rear gardens, along with a private driveway providing off-street parking. This home presents an excellent opportunity for families seeking space, convenience, and a well-connected location. In need of modernisation throughout.

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

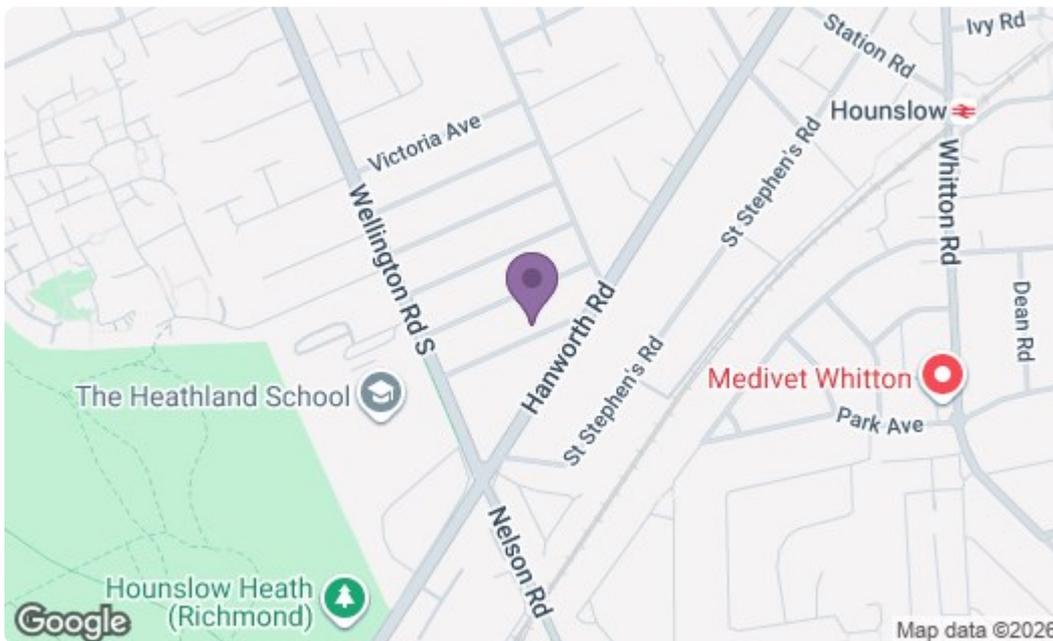


Please note that it is not our policy to test services, heating systems and domestic appliances and we

cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 	

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