

**Munster Avenue, Hounslow, TW4 5BG**  
**Guide Price £600,000**

A well presented extended three bedroom semi-detached house situated in this popular residential location with access to local shops and bus routes. The accommodation comprises through lounge, extended modern kitchen/diner and cloakroom, on the first floor three bright and spacious bedrooms and modern family bathroom. Benefits include double glazed windows, central heating, rear garden, driveway providing off street parking to the front and garage accessed via shared driveway. The property, in our opinion, is offered for sale in good decorative order and is offered for sale with no forward chain. Viewings highly recommended.

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### Entrance Hallway



Laminate flooring, side aspect double glazed window, radiator, understairs cupboard.

### Cloakroom

Low level w/c, wash hand basin with mixer tap and vanity unit below, tiled walls and flooring, heated towel rail.

### Through Lounge



Front aspect double glazed window, radiator, spotlights, further radiator, laminate flooring, through to...



### Re-Fitted Modern Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of floor and wall units, built-in hob and built-in double oven, space for washing machine, part tiled walls, power points, side aspect double glazed window skylight window, tiled flooring.



### Dining Area



Double glazed door to garden, radiator, power point, skylight window, tiled flooring, spotlights.

### First Floor Landing

Side aspect double glazed window, access to loft, doors to rooms.

### Bedroom One



Front aspect double glazed window, radiator, laminate flooring.

### Bedroom Two



Rear aspect double glazed window, radiator, laminate flooring.

### Bedroom Three

Rear aspect double glazed window, radiator, laminate flooring.

### Family Bathroom



Modern white suite comprising panel enclosed bath, wash hand basin with vanity unit below, low level w/c, tiled walls, double glazed window, heated towel rail, tiled flooring.

### Outside

#### Rear Garden



Paved patio area, side access.

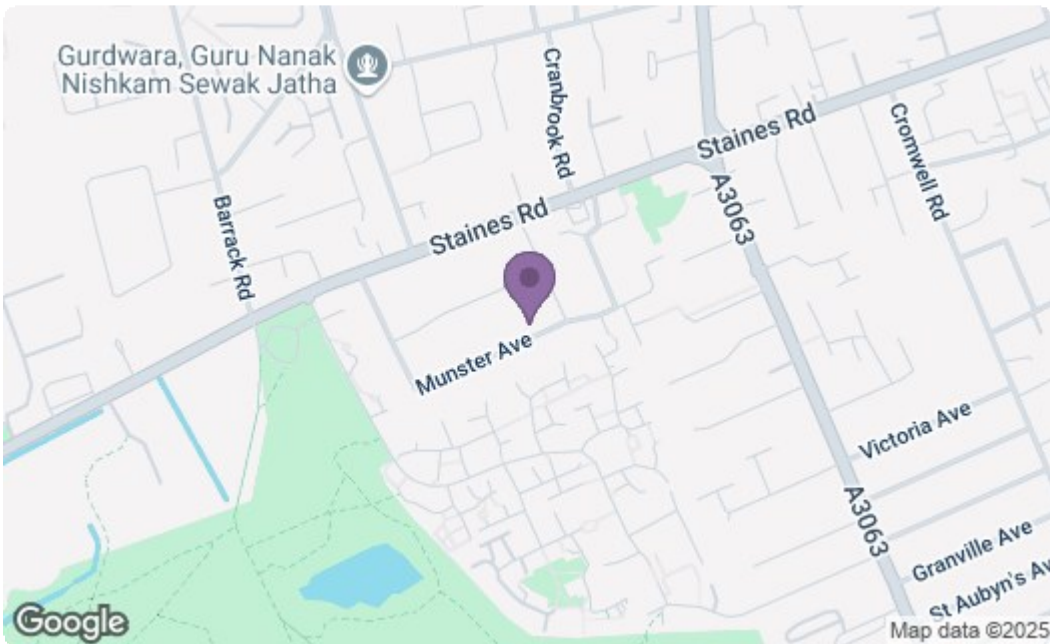
#### Front Garden



Brick driveway with off street parking

#### Garage

Access via shared driveway.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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			
<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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