



**Sarsen Avenue, Hounslow, TW3 4JN**

**Offers Over £525,000**

ANOTHER SALE BY STAMFORDS! Situated in this popular cul-de-sac location off Sutton Lane is this three bedroom semi-detached family home with easy access to Lampton Park, local schools, A4 and Heathrow. The accommodation comprises a lounge/diner, kitchen, on the first floor three bedrooms and family bathroom. Outside a front, rear and side garden with potential to extend (stpp). The property is in need of modernisation and is often for sale with no onward chain. Call now for more details.

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

**Entrance Hallway**

Stairs to first floor, understairs cupboard, radiator.

**Reception One**

Front aspect double glazed window, radiator, fire with tiled surround, double sliding doors to...

**Reception Two**

Rear aspect double glazed door to garden, radiator, serving hatch.

**Kitchen**

Single drainer stainless steel sink unit with cupboard below, space for cooker, wall mounted boiler, side aspect double glazed window and door to garden.

**First Floor Landing**

Side aspect window, access to loft, airing cupboard housing cylinder tank and doors to rooms.

**Bedroom One**

Front aspect double glazed window, radiator.

**Bedroom Two**

Rear aspect double glazed window, radiator.

### Bedroom Three



Front aspect double glazed window, radiator.

### Bathroom



White suite comprising panel enclosed bath, pedestal wash hand basin, low level w/c, radiator, part tiled walls, rear aspect double glazed window.

### Outside

#### Rear Garden

Paved area and raised area,

#### Front

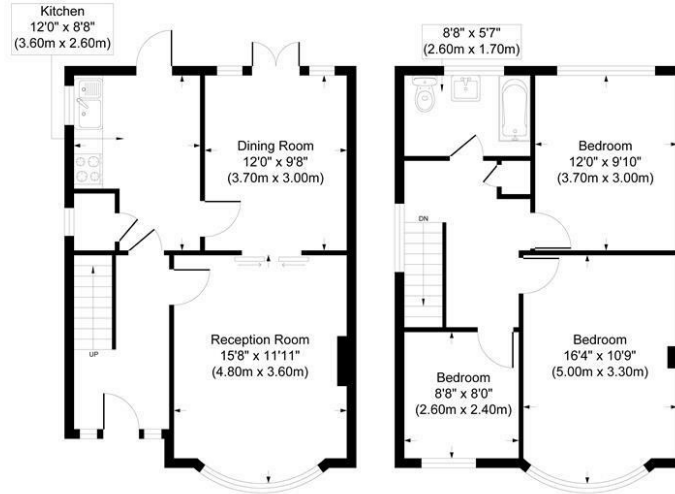
Laid to lawn area.

#### Side

Concrete area, side access, timber shed.



## Sarsen Ave, Hounslow TW3 4JN



**Ground Floor**  
Approximate Floor Area  
492.02 sq. ft  
(45.71 sq.m)

**First Floor**  
Approximate Floor Area  
505.86 sq. ft  
(46.99 sq.m)

**Approx. Gross Internal Floor Area 997.88 sq. ft / 92.70 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>		<b>69</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
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(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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