

## 164 Argyle Avenue, Hounslow, TW3 2LS



**Asking Price £599,950 Freehold**



**A WELL PROPORTIONED THREE BEDROOM FAMILY SEMI, LOCATED IN THIS POPULAR RESIDENTIAL ROAD NOT FAR FROM WHITTON TOWN AND OUR CLIENTS PROPERTY IS OFFERED FOR SALE WITH NO ONWARD CHAIN.**

# 164 Argyle Avenue, Hounslow, TW3 2LS

## FOR SALE

An impressive looking three bedroom family 1930's style semi located in a popular road and featuring a good size living room and ample kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor.

**OUTSIDE:** there is off street parking to the front, side access leads to the rear garden which is well enclosed and mainly laid to lawn with a really useful store room to the rear, this could be used as a home office or gym

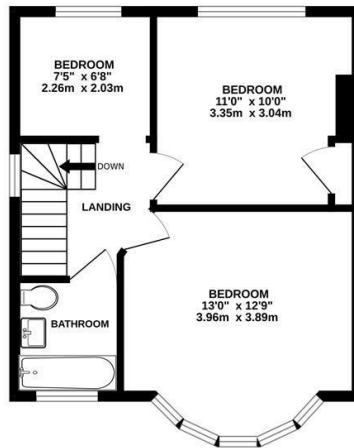
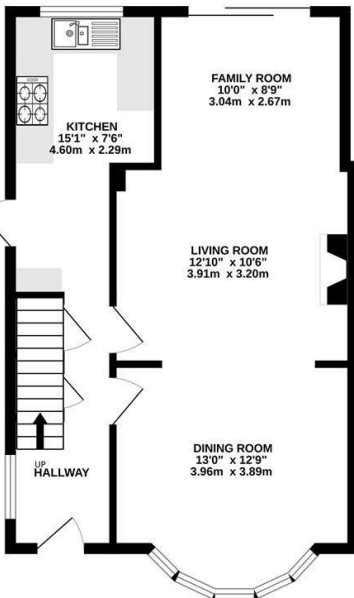
### Location:

Argyle Avenue is a regarded residential road located just off Nelson road with both Whitton town centre high street shops and railway station not far away. Hounslow town is a short drive away and the area is well served by local schools, there are some local shops a few minutes walk away on Nelson Road and the area is well served by sports and leisure facilities and bus routes to surrounding areas.



GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	65	
(21-38)	F		77
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

*It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.*