

**43 Station Road, Hounslow, TW3 2AP**



**Asking Price £650,000 Freehold**



**A SPACIOUS FOUR BEDROOM 1930'S SEMI-DETACHED WHICH HAS BEEN UPDATED, BUT STILL RETAINS SOME PERIOD FEATURES. HAVING BEEN EXTENDED THERE IS STILL SCOPE TO FURTHER EXTEND SUBJECT TO RELEVANT PLANNING REQUIREMENTS. ALSO BENEFITS FROM ITS OWN DRIVE ALLOWING AMPLE OFF STREET PARKING.**



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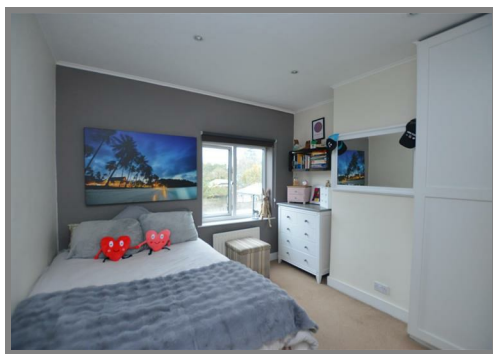
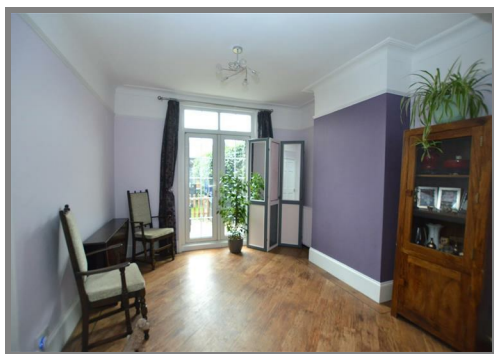
## FOR SALE:

The property has been well maintained and improved as a family home for many years by the current owners ; the gas central heating has an unvented cylinder sited in the loft, currently the system is covered by an annual British gas service plan. The Lounge dining room has large bay window overlooking the front garden with the large magnolia tree. Ceiling height is higher than normal with original plaster cornice making the room feel spacious. Log burner set within the chimney, which has the relevant stainless steel liner within. To the rear are a set of doors leading out to the sandstone patio, with lawned garden beyond. Kitchen/ breakfast room has numerous floor and wall units with space for dishwasher, washing machine and tumble dryer. Six ring double oven range and large American style fridge freezer; there is also a set of double doors leading out onto the patio. There is a ground floor fourth bedroom with a small bay window, built in cupboard. Shower room with an electric shower, WC and hand basin. Upstairs, the two main bedrooms have built in wardrobes, the third currently used as an office has a built in murphy bed. Bathroom has a P shaped bath with shower, fitted units with under counter lights and power for charging tooth brushes within the cupboard. The loft is partly boarded with pull down loft ladder

**OUTSIDE:** To the front, the private drive allows ample off street parking, the rear garden has a full width patio, with lawn laid out to the timber summerhouse/ workshop. The summerhouse is connected to the internet, power supply and TV aerial which is mounted on the main house.

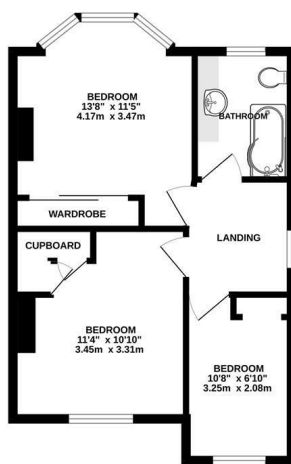
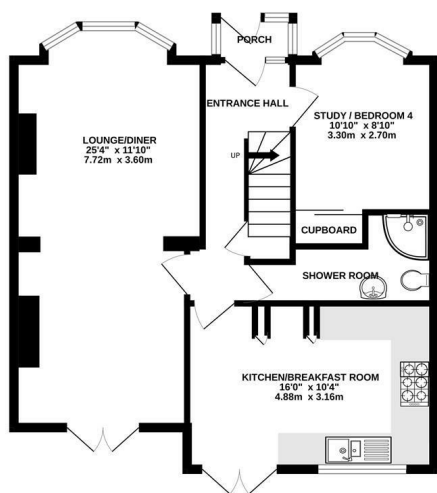
## LOCATION:

Minutes from Hounslow mainline station with direct line to London Waterloo. Hounslow East tube station, Hounslow and Whitton High Streets are within walking distance. Connections to M3, M25 and M4 are within easy reach. Schools, Doctors and local shops are all within minutes from the property.



GROUND FLOOR  
664 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.*