

27 Southland Way, Hounslow, London TW3 2RH



Offers In The Region Of £475,000 Freehold



A well proportioned, three bedroom, mid terraced property which enjoys a secluded and tucked away location in this small cul-de-sac of similar aged properties just off Central Avenue. A particular feature is the off street parking to the front for at least two vehicles and the property is offered for sale with no onward chain.

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FOR SALE:

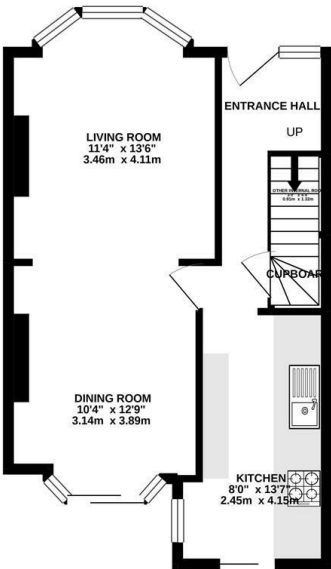
An impressive, three bedroom family home with good size front and rear gardens. There is great scope for improvement to this property however two of the major items, the bathroom and kitchen, have been refitted in recent years. The property also benefits from gas fired central heating and double glazing. It is mainly the decorative condition that requires attention and whilst it is neat and tidy it is an ideal opportunity for the incoming purchaser to improve and create to their own style and specification. The accommodation is arranged with through living room, modern fitted kitchen to the ground floor. There are three bedrooms, two double and one single, served by one bathroom with a separate WC to the first floor. Outside, the rear garden extends to approximately 65ft., mainly laid to lawn with a paved patio area. There is a shared access to the rear of the property; accessed at the end of the terrace. To the front, there is a 40ft front garden which provides parking for at least two vehicles and an area laid to lawn.

LOCATION:

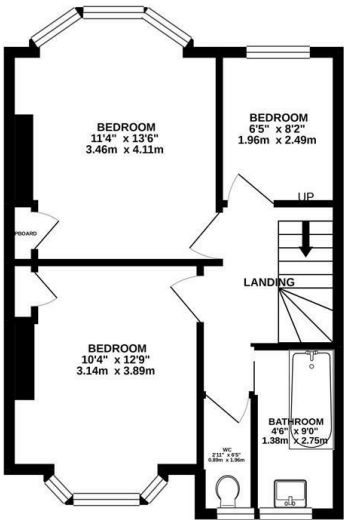
Southland Way is a small residential cul-de-sac situated off the popular Central Avenue. Hounslow mainline station, Hounslow town centre and Whitton town centre are all within walking distance, as is the major Tesco superstore. Twickenham town centre and Isleworth trading estate are a short drive away. The area is also well served by sports and leisure facilities and local schools.



GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 874 sq.ft. (81.2 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.