

7 Park Road, Hounslow, TW3 2EX



Asking Price £675,000 Freehold



A STUNNING, FIVE BEDROOM CHARACTER HOME PRESENTED IN EXCELLENT DECORATIVE CONDITION WITH MUCH PERIOD CHARM AND EXCELLENT ACCOMMODATION, CONVENIENTLY SITUATED IN A POPULAR LOCATION ON THE HOUNSLOW/WHITTON BORDERS CLOSE TO THE STATION AND LOCAL FACILITIES.

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FOR SALE:

This delightful bright and airy home is presented in excellent decorative condition and retains much period charm and character but has all the benefits of modern living. The accommodation features a lovely front aspect living room with fireplace and bay window, a separate well-proportioned dining/reception room also with fireplace and a stylish, comprehensively fitted kitchen/diner which overlooks the garden. There is potential (subject to Planning consent) to further extend the kitchen to create a lovely large room. The first floor has a large front aspect bedroom with a range of fitted wardrobes, two further good size bedrooms and shower room/WC. The second floor has been converted into a further large double bedroom, another large single bedroom and a bathroom/WC. Outside the rear garden has a sunny Southerly aspect and features a patio area, central lawn with flower borders and a timber shed/workshop. The garden offers plenty of seclusion for outside enjoyment and entertaining. An early viewing is highly recommended to appreciate the inherent style and many character features and benefits of this lovely property.

LOCATION:

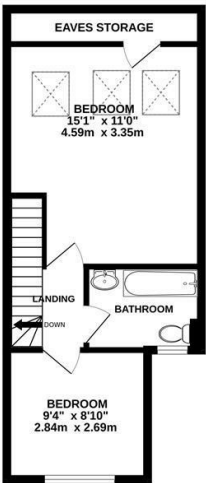
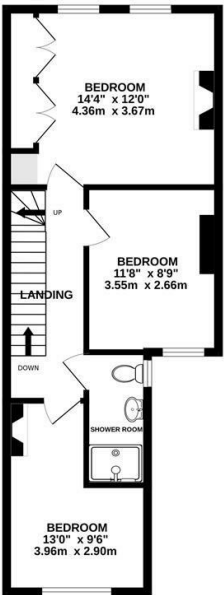
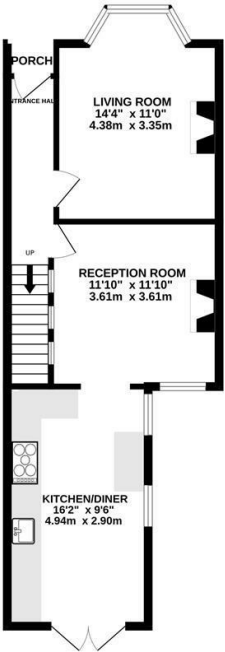
Conveniently situated in this popular road on the Whitton/Hounslow borders within 1/4 mile of Hounslow station. Both Hounslow and Whitton town centres with their shopping leisure and additional transport links are close to hand. Twickenham is also within easy reach as are popular local schools and the A316 providing direct access to central London and the M3/M4/M25 corridor.



GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.

1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.

2ND FLOOR
385 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 1345 sq.ft. (124.9 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		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(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.