

35 Livingstone Road, Hounslow, TW3 1XX



Asking Price £490,000 Freehold



A GREAT OPPORTUNITY TO ACQUIRE A BRIGHT AND SPACIOUS, TWO BEDROOM END OF TERRACE FAMILY HOME, OFFERING GREAT POTENTIAL IN AN IDEAL, QUIET LOCATION OVERLOOKING INWOOD PARK, CLOSE TO HOUNSLOW TOWN CENTRE.

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FOR SALE:

This well proportioned, character house features bright and spacious accommodation comprising an enclosed entrance porch, hallway with under stairs storage, good size front aspect living room. spacious dining room with open access into a fitted kitchen. There is also a useful conservatory and downstairs cloakroom. Upstairs are two good size double bedrooms and a family bathroom/wc. Outside there is gated side pedestrian access to a sunny aspect, south facing patio garden with covered storage area and timber shed. Benefits include double glazing and gas central heating. This is an ideal opportunity for any interested buyer who is looking for a conveniently located property offering great scope to further extend (subject to the usual consents) to create an impressive family home.

LOCATION:

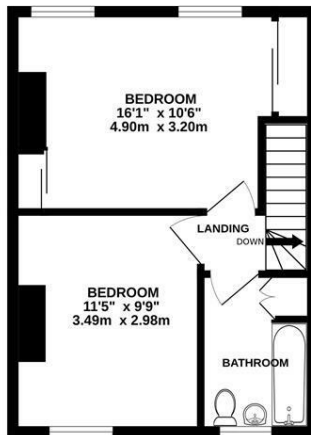
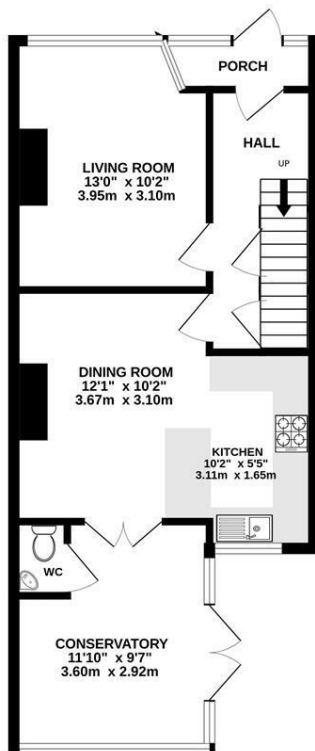
Ideally situated overlooking Inwood Park within 1/2 mile of Hounslow town centre with its comprehensive shops, leisure facilities, tube and rail links. Heathrow airport together with road links to central London and the M3/M4/M25 corridor are also close to hand.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.7 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 misstatement. 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.
Made with Metropac (2002).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(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.