

## **3 Mill Farm Crescent, Hounslow, TW4 5PF**



**Asking Price £500,000 Freehold**



**A GOOD SIZE , THREE BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A UNIQUE LOCATION, BACKING ONTO THE RIVER CRANE WITHIN THE RICHMOND BOROUGH, HAVING GREAT POTENTIAL TO REMODEL TO AN INDIVIDUAL SPECIFICATION OFFERED FOR SALE AT A REALISTIC ASKING PRICE.**



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FOR SALE:

This well proportioned home features an enclosed entrance porch leading to the entrance hall which opens onto a good size front aspect dining room. There is open access to the living room which leads to the large kitchen which is well fitted, ample under stairs and adjacent storage space and a conservatory. Upstairs are three generous size bedrooms and a bathroom/wc with white suite. Outside there is a front garden with side pedestrian access which leads to a secluded south west facing rear garden which backs directly onto the river Crane and the nature reserve creating a unique, tranquil environment. There are also a shed, summerhouse and an outside WC. The property features gas central heating, double glazing and has great scope to create an impressive family home by further extending the accommodation (subject to the usual planning consents). An early viewing is highly recommended to appreciate the space and potential.

LOCATION:

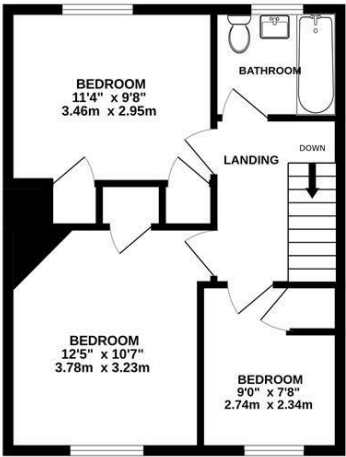
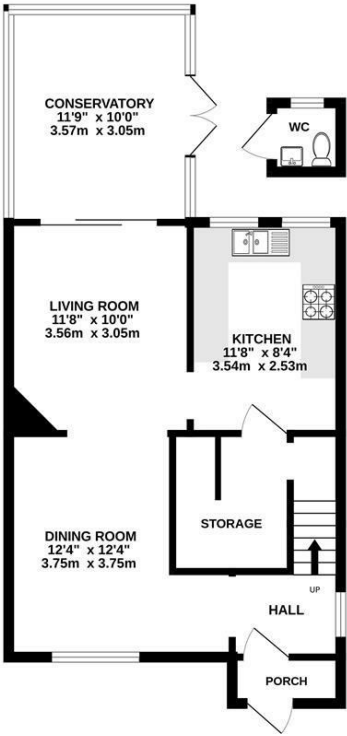
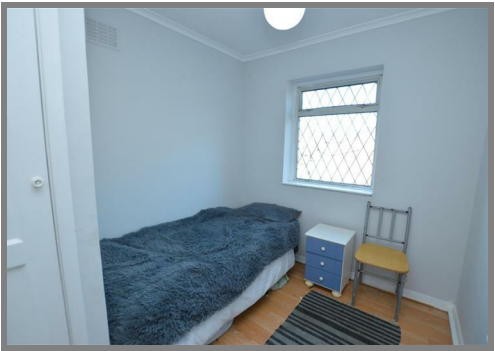
Mill Farm Crescent is a quiet location on the Whitton/Hounslow borders and is in easy reach of both Whitton and Hounslow town centres with their shopping leisure and transport facilities. Local bus routes are on hand for access to Heathrow and the surrounding area as is the A316 which provides direct access to central London and the M3/M4/M25 corridor.



GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq ft. (94.3 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 is given 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		83
(69-80) C		
(55-68) D	64	
(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.