

**156 St. Stephens Road, Hounslow, TW3 2BW**



**Offers In The Region Of £650,000 Freehold**



**A CHARMING CHARACTER HALLS ADJOINING FAMILY HOUSE, WITH 4/5 BEDROOMS AND 2/3 RECEPTIONS, LOCATED IN ONE OF THE AREA'S MOST DELIGHTFUL ROADS, WITH AMPLE SIZE ROOMS, A LARGE REAR GARDEN AND PLENTY OF SCOPE TO CREATE A HOME TO SUIT YOU AND YOUR FAMILY'S REQUIREMENTS.**



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FOR SALE:

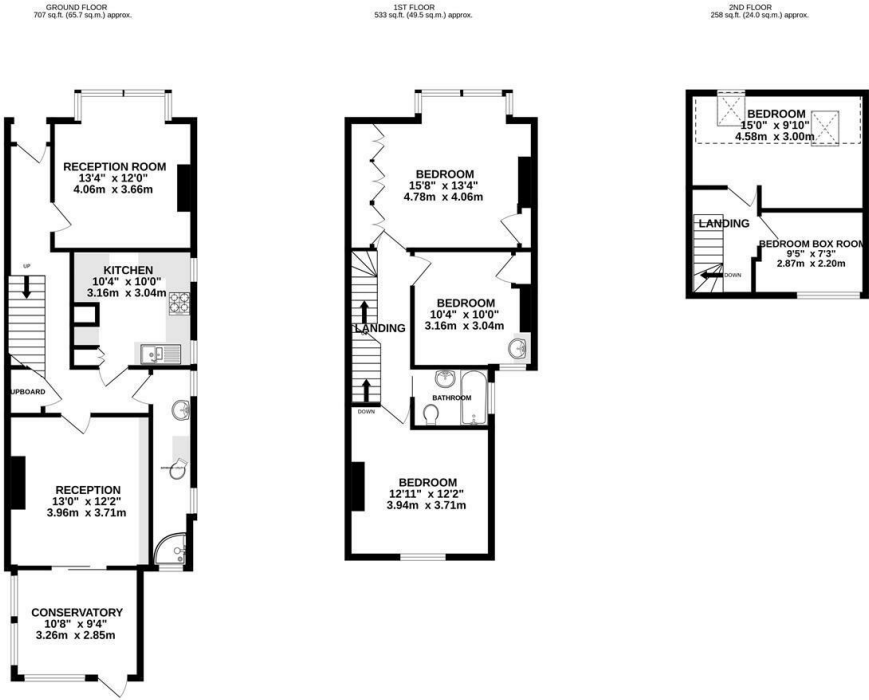
If you are looking for a home with character and plenty of potential, then this lovely Edwardian style halls adjoining semi could be the one for you. It has been our clients home for many years and it is only now that a move to a more suitable residence is required, that they have decided to sell. The accommodation is large with ample size rooms and the scope to alter and adapt is there to create a lovely family home, ideal for the incoming owners own style, needs and tastes.

The accommodation consists of two large receptions plus a conservatory to the rear which is used as a dining room, this is in addition to the modern kitchen and useful downstairs bathroom with WC and space for utilities. To the first floor there are three excellent size bedrooms with the main bedroom being the full width of the house. There is also a small family bathroom. Then the owners have added a loft conversion which features two more rooms, one of which could be an occasional bed 5 or study and the other with partially restricted head height, a good size 4th bedroom. There is gas heating and whilst the décor would benefit from updating, this house is more about the sheer space and potential.

OUTSIDE: The front garden is paved and there is space for one car to park off street. There is a side access leading to the fabulous rear garden with a useful patio immediately to the rear with timber cabin and shed. Leading on there is a long rear garden of approx 120ft which is well screened by mature trees to the rear.

LOCATION:

Set within a conservation area, St Stephens Road is one of the areas more renowned residential roads, full of character properties in a tree lined setting, yet close to local amenities, good schools, bus routes, and Hounslow railway and tube stations. Whitton High Street is also a short drive away.



TOTAL FLOOR AREA: 1498 sq.ft. (139.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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                                   |                            |           |
| (55-68) D                                   | 64                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>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.