

## **5 Maswell Park Road, Hounslow, TW3 2DL**



**Offers In The Region Of £550,000 Freehold**



**A WELL PROPORTIONED, THREE BEDROOM SEMI DETACHED FAMILY HOME HAVING A STUNNING KITCHEN/DINING ROOM EXTENSION OFFERED FOR SALE IN EXCELLENT DECORATIVE CONDITION WITH THE BENEFIT OF NO ONWARD CHAIN, IN AN IDEAL LOCATION CLOSE TO HOUNSLOW STATION.**

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## FOR SALE:

This bright and spacious semi detached house has been much improved by the current seller who, having moved out of the area is now in a position to offer this stunning home for sale. The accommodation features a superb open plan kitchen/diner which comprises an excellent range of fitted units and appliances with ample space for dining tables and or sofas etc. There is also a separate good size living room and downstairs cloakroom/WC. Upstairs there are three well proportioned bedrooms (the master bedroom having fitted wardrobes) and a stylish shower room/WC. Outside there is a small front garden with side pedestrian access to a covered storage area ideal for bins and bicycles and the rear garden which has a raised timber deck with the remainder laid to lawn. An early viewing is highly recommended to appreciate this lovely property which is being sold with the added advantage of no onward chain.

## LOCATION:

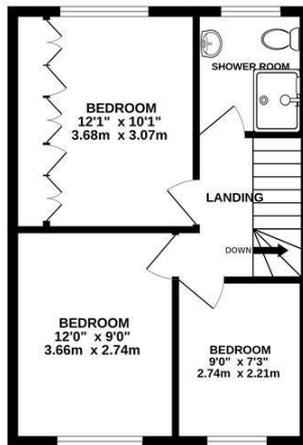
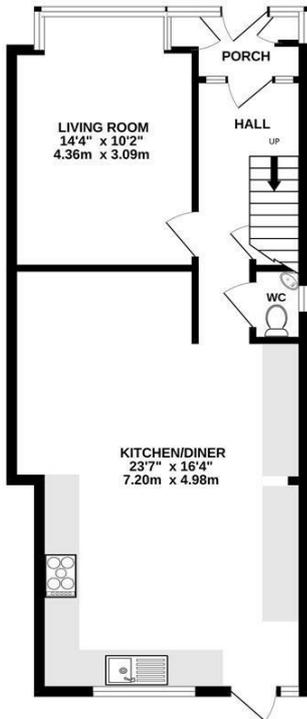
Conveniently situated within 250 yards of Hounslow station and approximately 1/2 mile from Hounslow town centre with its comprehensive shopping, leisure and transport facilities including tube links and bus routes. Heathrow Airport, central London, Whitton, Twickenham and the A4/A316/M3/M4/M25 corridor are also close to hand.



GROUND FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq.ft. (91.0 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 for 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 C2120



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.