

450 Hanworth Road, Hounslow, London TW4 5LE



Asking Price £485,000 Freehold



A BRIGHT AND AIRY HALLS ADJOINING, SEMI DETACHED CHARACTER HOME WITH SPACIOUS THREE BEDROOM ACCOMMODATION AND A LARGE SUNNY ASPECT GARDEN, CONVENIENTLY SITUATED APPROX 1/2 MILE FROM HOUNSLOW TOWN CENTRE OFFERED FOR SALE WITH THE BENEFIT OF NO ONWARD CHAIN.

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FOR SALE:

The well presented accommodation features a recessed entrance porch which leads to the hall with stairs to the first floor and under-stairs storage. There is a good size front aspect living room with fireplace and bay window, the dining room is well proportioned and also has a feature fireplace. The kitchen is well equipped with a good range of cupboards and worksurfaces and leads into the downstairs bathroom which comprises a white three piece suite with part tiled walls and heated towel rail/radiator. Upstairs are three excellent sized bedrooms (two with period fireplaces) and access to the loft space. Outside there is a front garden with off road parking and side pedestrian access leading to a large sunny aspect, South East facing rear garden with patio area, the remainder laid to lawn with greenhouse and shed. Benefits include gas central heating and double glazing together with many original features including fireplaces, doors and ceiling mouldings. An early viewing is highly recommended to appreciate the charm character and potential of this fine home.

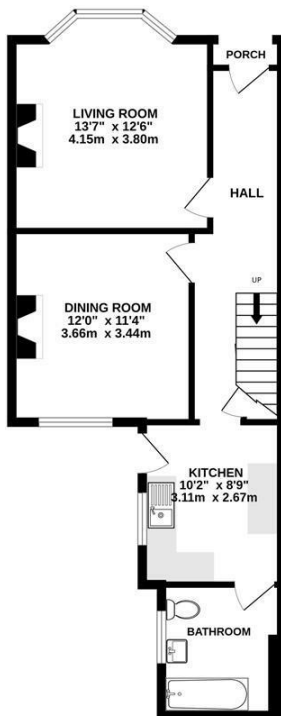
LOCATION:

Conveniently situated on the Hounslow/Whitton borders within easy reach of both Hounslow and Whitton stations. Hounslow town centre is approx 1/2 mile with its comprehensive shopping and tube links. Heathrow airport, the A4 and M4/M25 are also just a short distance away.



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
(69-80)	C		79
(55-68)	D	65	
(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.