

130 Park Road, Hounslow, London TW3 2HP



Asking Price £599,950 Freehold



AN EXCITING OPPORTUNITY TO ACQUIRE ONE OF THE EVER POPULAR "CARRINGTON" STYLE 1930'S SEMI-DETACHED FAMILY HOMES, WHICH HAS BEEN LIVED IN BY THE SAME FAMILY SINCE THE 1950S. EXCELLENT SIZE ROOMS, GREAT POTENTIAL TO IMPROVE, A POPULAR RESIDENTIAL LOCATION AND A LOVELY LARGE REAR GARDEN ARE ALL FEATURES OF THIS LOVELY PROPERTY.

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FOR SALE:

If you are looking for space and potential then this house has it! The room sizes as one can see from our floor plan below are generous and the potential to improve and extend is clear from other properties in the road which have taken advantage of these home's potential. The accommodation to the ground floor consists of two excellent size reception rooms, a conservatory, kitchen and downstairs toilet, with the living room to the front benefiting from the large bay window. To the first floor there are two big double and one sizeable single bedrooms served by a family bathroom and separate wc. The central heating is gas fired to radiators, the windows are mainly replacement double glazing although our clients have taken care to retain the lovely stained glass original windows to the side.

OUTSIDE: There is a good front garden with mature tree, the shared access side driveway leads to a good size garage, set slightly to the rear of the house. The lovely garden is well laid out with a decent lawned area leading to a large former vegetable plot set to the rear. In all extending to approx 70ft.

LOCATION:

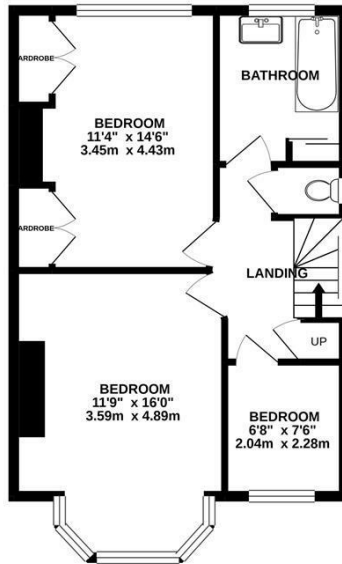
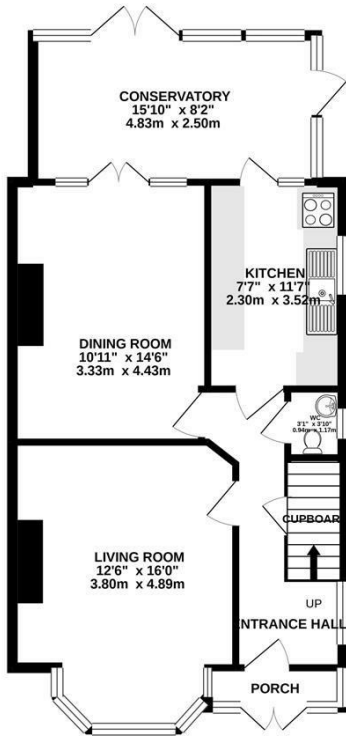
Park Road is a popular residential road located close to the Hounslow/Whitton borders with Hounslow main line station, local amenities and Murray park are all nearby.

The close proximity of Whitton, Hounslow, Twickenham and Isleworth town center's make this a conveniently located property.



GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 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 in 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	44
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.