

22 Granville Avenue, Hounslow, TW3 3TF



Asking Price £525,000 Freehold



WE ARE PLEASED TO OFFER FOR SALE THIS WELL PROPORTIONED THREE BEDROOM SEMI-DETACHED PROPERTY, WHICH HAS NO ONWARD CHAIN AND WOULD MAKE A GREAT FAMILY HOME AS IT IS CONVENIENTLY LOCATED AND OFFERS SCOPE FOR IMPROVEMENT AND UPDATING FOR THE NEW OWNER.

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FOR SALE:

A three bedroom semi-detached property, which has been in the same ownership for many years, has clearly been well cared for, but is now beginning to show its age and is ready for the next owner to come in and update and improve to their own style and taste. The rooms are of a good size, with three ample bedrooms to the first floor served by a family bathroom and separate toilet. To the ground floor there are two reception rooms and a good size galley style kitchen. The heating is gas fired to radiators and the windows benefit from double glazing.

OUTSIDE: to the front there is an easy to maintain and well enclosed fore garden with the driveway providing off street parking. To the rear the garden is well enclosed and laid out for ease of maintenance and has a brick built storage shed. There is a flower beds and a fruit tree to the rear.

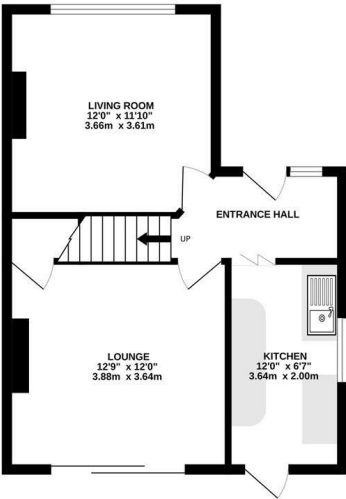
LOCATION:

Granville Avenue is conveniently located just off Wellington Road South, with Heathland school and the mosque within walking distance. Hounslow town center the Piccadilly line tube and the main line railway station are all not far away. The area is also well served by local shops and the access to Heathrow, The A316 M3 and then the M25 are all within driving distance.



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 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 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		86
(69-80) C		
(55-68) D	60	
(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.