

16 Park Road, Hounslow, TW3 2EU



Asking Price £589,000 Freehold



A CHARMING THREE BEDROOM SEMI-DETACHED FAMILY HOUSE BUILT IN THE EARLY PART OF THE 20TH CENTURY AND FEATURING A LOVELY LARGE REAR GARDEN OF APPROX. 100FT AND BENEFITING FROM A CONVENIENT LOCATION JUST A SHORT WALK FROM HOUNSLOW RAILWAY STATION.

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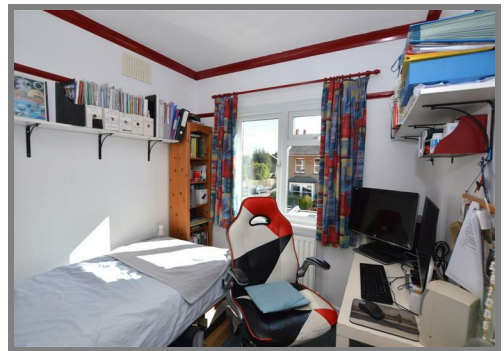
FOR SALE:

This impressive three bedroom older style house has been our clients' home for some time and they are only moving due to relocation out of the area. The property has a large though living room with distinct lounge and dining areas, having been originally two rooms. The kitchen is small but well equipped and a really useful utility/storage room has been created along the side of the house with doors to the front and rear for garden access. Upstairs there are three ample bedrooms, served by a family bathroom. The heating is gas fired to radiators and the windows benefit from double glazing.

OUTSIDE; There is a small enclosed and landscaped front garden. To the rear is a lovely garden which extends to approx 100ft (30m) with a substantial patio area leading to a large lawn with mature trees and bushes to the sides and rear. Well enclosed, it is a fabulous space for the whole family.

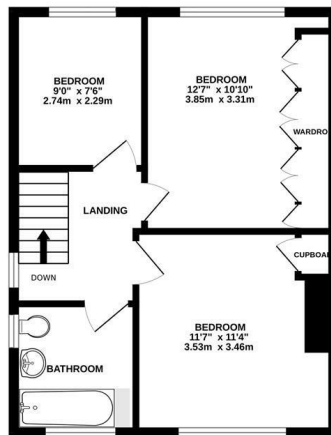
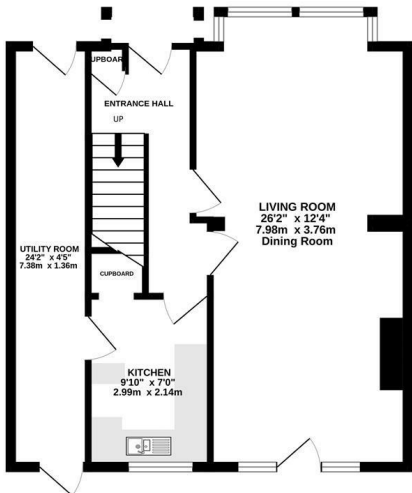
LOCATION:

Park Road is located on the Hounslow/Whitton borders (within the borough of Hounslow) and has local shops nearby by, as well as having the railway station within a short walk. Hounslow town center is close by and the area is well served by health and leisure facilities with Murray Park being a few minutes walk.



GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1012 sq.ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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		78
(55-68) D	63	
(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.