

193 Argyle Avenue, Hounslow, London TW3 2LP



Asking Price £575,000 Freehold



AN IMPRESSIVE, THREE BEDROOM, EXTENDED, FAMILY HOME WITH ACCOMMODATION ARRANGED OVER THREE FLOORS CONSISTING OF THREE DOUBLE BEDROOMS WITH THE MAIN BEDROOM HAVING EN-SUITE SHOWER, WC AND WASH HAND BASIN. SITUATED IN A FAVOURED RESIDENTIAL ROAD NOT FAR FROM WHITTON TOWN CENTRE, SHOPS, STATION AND LOCAL SCHOOLS.

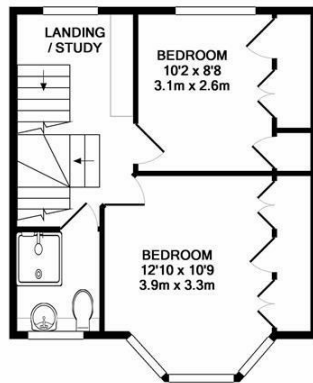
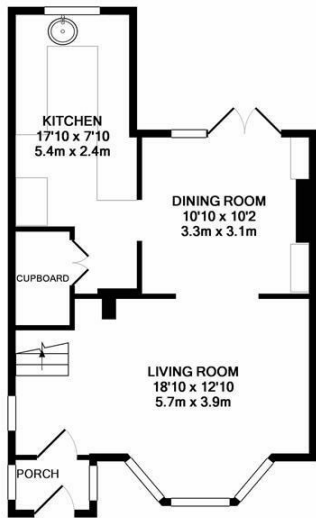
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FOR SALE:

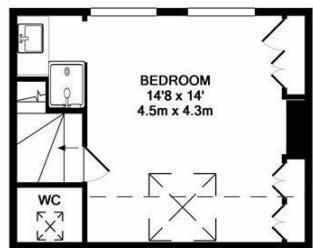
Our client's home is offered for sale with no onward chain. The accommodation has also been cleverly altered with extended kitchen to the rear with an open plan living room to the front leading through to the dining area. On the first floor, there are two double bedrooms and family shower room with a large landing/study area with stair case leading to the second floor where the third double bedroom can be found. This has an en suite shower, WC and wash hand basin as well as wardrobes. The condition throughout is good with a lovely oak floor to the main living area. The heating is gas fired to radiators and windows benefit from double glazed units. Outside, there is off street parking for at least two vehicles with side access to the West facing rear garden which has a lovely raised patio area, the remainder laid to lawn with raised flower beds, children's play area and large shed with power and light. An early viewing is highly recommended to appreciate this bright and airy home..

LOCATION:

Argyle Avenue is a popular residential road located in the Royal London Borough of Richmond with Whitton town centre being within walking distance or a short drive away.



1ST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 265 SQ.FT.
(24.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1133 SQ.FT. (105.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	59
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			
		76	51
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.