

## 123 Pears Road, Hounslow, London TW3 1SL



**Offers In The Region Of £465,000 Freehold**



**A UNIQUE OPPORTUNITY TO ACQUIRE A THREE BEDROOM SEMI DETACHED CHALET STYLE HOME ON A CORNER POSITION IN NEED OF UPDATING AND MODERNISING OFFERED FOR SALE AT A COMPETITIVE ASKING PRICE WITH THE BENEFIT OF NO ONWARD CHAIN**

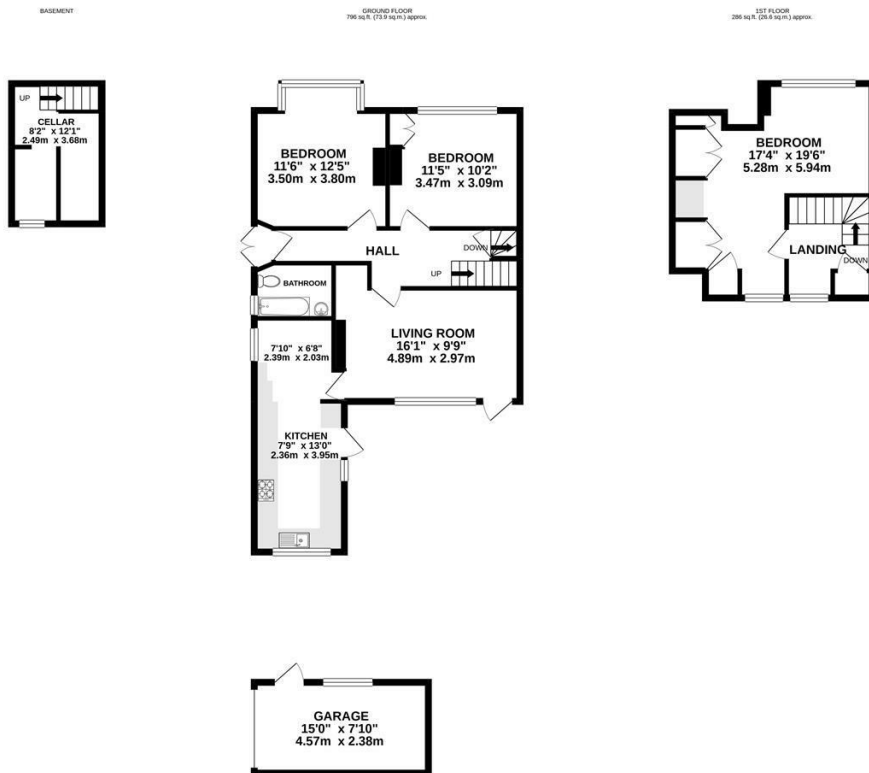
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## FOR SALE:

This well proportioned home features a good size living room, separate kitchen/diner, two double bedrooms and bathroom/wc. The first floor provides a large master bedroom and there is also a useful cellar. Outside the property is situated on a corner position with gardens to front and rear. There is also a detached garage with driveway approached via James Street. The property has double glazing and electric heating but does require updating and modernising, these works have been allowed for in the competitive asking price. There is also no onward chain, a viewing is highly recommended.

## LOCATION:

Ideally situated on Pears Road less than 1/4 mile from Hounslow High Street with its comprehensive shopping and leisure facilities. Both Hounslow Central and Hounslow East tube stations are also close to hand.



TOTAL FLOOR AREA: 1176 sq.ft. (109.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	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.