

1B Pownall Road, Hounslow, London TW3 1YN



Asking Price £535,000 Freehold



A MODERN THREE BEDROOM TERRACED FAMILY HOME WITH OFF ROAD PARKING AND SOUTH FACING REAR GARDEN IDEALLY SITUATED IN THIS QUIET RESIDENTIAL ROAD CLOSE TO HOUNSLOW HIGH STREET, TUBE LINKS AND RAILWAY STATION OFFERED FOR SALE WITH THE BENEFIT OF NO ONWARD CHAIN.

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FOR SALE:

A bright and well proportioned three bedroom modern terraced home presented in excellent decorative condition arranged over three floors ideally situated in this quiet road close to Hounslow town center. The accommodation features a good size living room, a separate fitted kitchen, downstairs cloakroom and upstairs three bedrooms and bathroom/WC. Outside there is off road parking to the front for one vehicle and to the rear a south facing garden which is laid to lawn with patio area. Benefits include gas central heating, double glazing and the house is being sold with the benefit of no onward chain.

LOCATION:

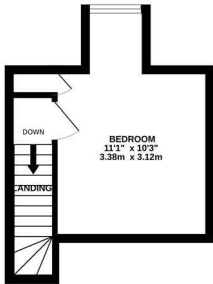
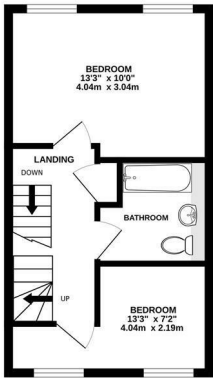
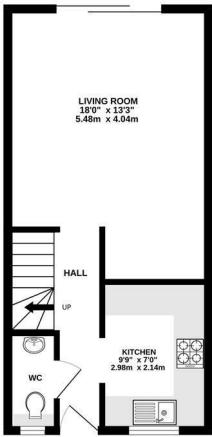
Ideally situated in a quiet road within 1/2 mile of Hounslow town center with its tube links, railway station and comprehensive shopping, leisure and transport facilities. Heathrow airport, Twickenham and major road links including the M3/M4/M25 are also close to hand.



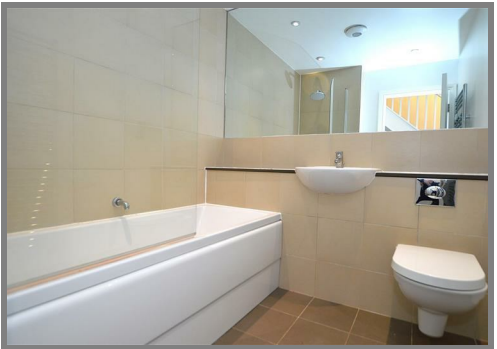
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.

2ND FLOOR
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA: 857 sq.ft. (79.6 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		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(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.