

## **16 Inwood Avenue, Hounslow, TW3 1XG**



**Asking Price £475,000 Freehold**



**AN ATTRACTIVE, SPACIOUS, TWO BEDROOM TERRACED FAMILY HOME  
CONVENIENTLY SITUATED CLOSE TO HOUNSLOW TOWN CENTRE  
OVERLOOKING INWOOD PARK, OFFERED FOR SALE WITH THE BENEFIT OF  
NO ONWARD CHAIN.**

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## FOR SALE:

The well proportioned accommodation features an entrance hall leading to a spacious, front aspect dining room which leads to a good size living room and fitted kitchen. There is also a lean to/utility room which leads to the garden. Upstairs there are two double bedrooms, (the front bedroom being particularly spacious with an excellent range of fitted wardrobes) and a large four piece bathroom with shower cubicle and corner bath. Outside the rear garden features timber decking with the remainder laid to lawn having mature plants and shrubs. Benefits include double glazing, gas central heating and the house is being sold with the advantage of no onward chain.

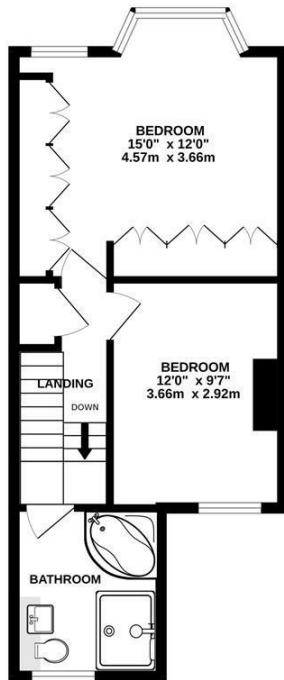
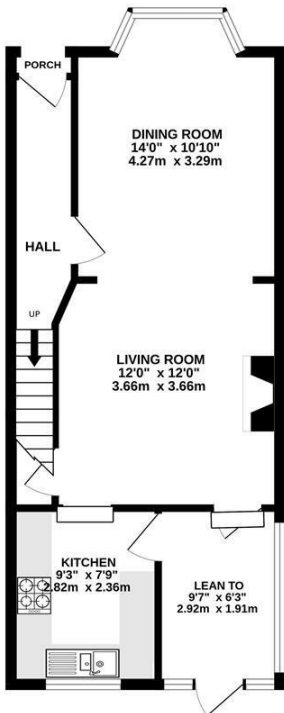
## LOCATION:

Ideally situated overlooking Inwood Park and within 1/4 mile of Hounslow High Street and Hounslow East tube station. Hounslow railway station and local buses offer excellent transport links to Heathrow and central London. Whitton, Twickenham and Richmond are also close to hand.



GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.6 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 |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 67      | 79        |
| 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.