

## 30 Park Road, Hounslow, London TW3 2EU



**Asking Price £475,000 Freehold**



**A WELL PROPORTIONED TWO BEDROOM, TERRACED FAMILY CHARACTER HOME IDEALLY SITUATED ON THE HOUNSLOW/WHITTON BORDERS OFFERED FOR SALE IN NEED OF SOME UPDATING AND MODERNISING AT A REALISTIC ASKING PRICE WITH THE BENEFIT OF NO ONWARD CHAIN.**

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## FOR SALE:

This spacious turn of the century home features two good size reception rooms, a well proportioned kitchen and upstairs two double bedrooms, a shower room and separate WC. The rear garden is a good length and is mainly laid to lawn with timber shed and outside WC. The house benefits from double glazing and gas central heating, but does require some updating and modernising with these works being reflected in the realistic asking price. An early viewing is highly recommend to appreciate the potential of this fine property.

## LOCATION:

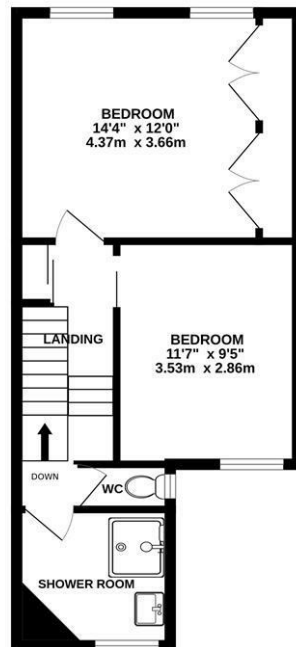
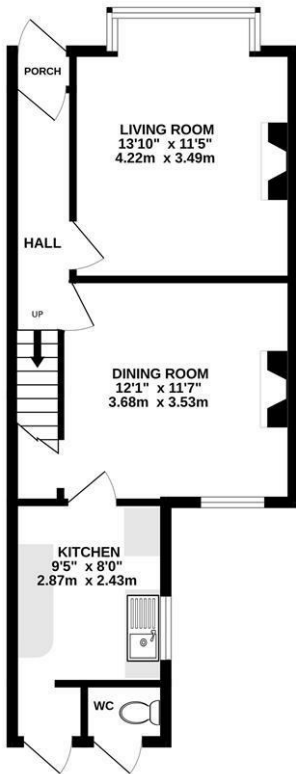
Park Road is a popular residential road on the Whitton/Hounslow border less than 1/4 mile from Hounslow railway station. Both Whitton and Hounslow town centres with their more comprehensive shopping facilities and Transport links are also close to hand.



GROUND FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.7 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.*