

80 Wills Crescent, Hounslow, TW3 2JB



Offers In The Region Of £525,000 Freehold



A WELL PRESENTED, BRIGHT AND AIRY TERRACED FAMILY HOME WITH THE ADVANTAGE OF A DELIGHTFUL GROUND FLOOR KITCHEN/DINER EXTENSION WHICH OVERLOOKS A SECLUDED WEST FACING REAR GARDEN SITUATED IN A QUIET LOCATION ON THE HOUNSLOW/WHITTON BORDERS WITHIN THE RICHMOND BOROUGH.

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FOR SALE:

This bright and airy home is presented in good decorative condition and features an enclosed entrance porch, entrance hall, a double length combined living and dining room with bay window to the front. The kitchen has been extended into a large L shaped kitchen diner comprising an excellent range of units and a dining area overlooking the garden. There is also a cloakroom and understairs storage space. On the first floor are two double bedrooms, a bedroom/study and bathroom/wc with white suite. Outside there is off road parking to the front for two vehicles and to the rear a lovely sunny aspect west facing garden with raised patio area, the remainder laid to gravel with attractive flower beds and borders. An early viewing is highly recommended to appreciate this fine home.

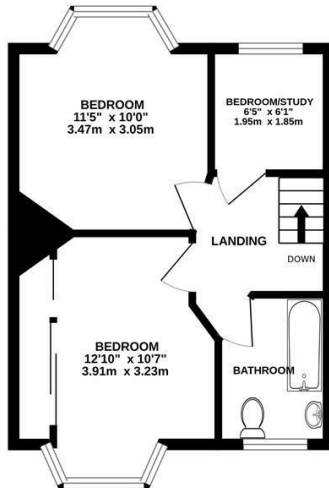
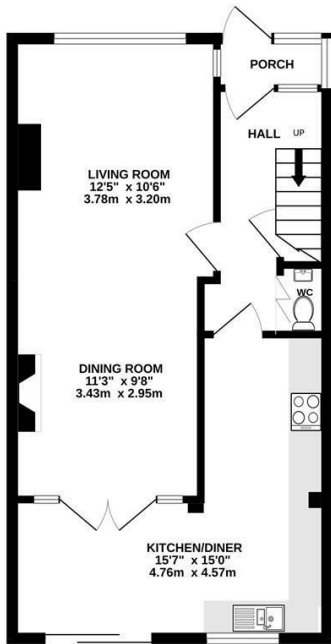
LOCATION:

Wills Crescent is a quiet and popular residential road on the Whitton/Hounslow borders within the London Borough of Richmond upon Thames. Both Whitton and Hounslow railway stations and combined shopping and leisure facilities are also close to hand.



GROUND FLOOR
488 sq.ft. (45.4 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.1 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		79
(69-80)	C		
(55-68)	D	64	
(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.