

## 9 Conway Road, Hounslow/Whitton, TW4 5LL



**Asking Price £565,000 Freehold**



**A SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A BROAD CORNER POSITION, OFFERING GREAT POTENTIAL TO EXTEND AND REMODEL TO AN INDIVIDUAL SPECIFICATION, IN NEED OF UPDATING AND MODERNISING AT A REALISTIC ASKING PRICE WITH THE BENEFIT OF NO ONWARD CHAIN.**



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## FOR SALE:

This semi detached family home features two well proportioned interconnecting reception rooms, a separate kitchen and conservatory/lean to the rear of the property. Upstairs are three good size bedrooms and a bathroom/wc with white suite including a roll top bath. Outside the house is situated on a corner position with gardens to front, side and rear and there is also a detached garage with side driveway. This is a great opportunity to acquire a family size property with excellent potential to redesign, extend and remodel to an individual specification creating an impressive family home. An early viewing is highly recommended.

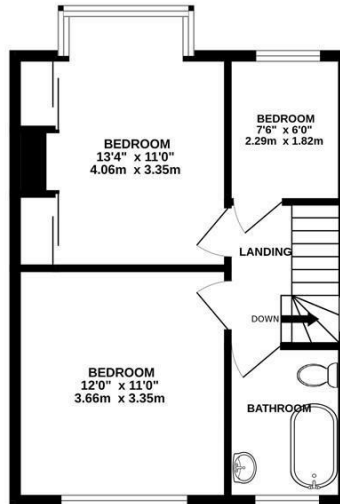
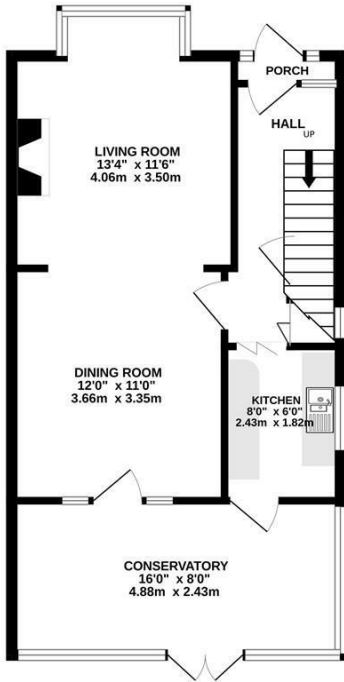
## LOCATION:

Conway Road is a quiet residential road on the Whitton/Hounslow borders and is located within the Richmond borough. Both Hounslow and Whitton town centres with their shopping, leisure and transport facilities are close to hand as are bus, rail and tube links to Heathrow and central London.



GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.

1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</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.