

## 19 Shirley Drive, Hounslow, London TW3 2HD



**Asking Price £615,000 Freehold**



**A DELIGHTFUL, BRIGHT AND AIRY THREE BEDROOM CARRINGTON STYLE SEMI DETACHED FAMILY HOME RETAINING MUCH OF ITS ORIGINAL CHARM AND CHARACTER BUT ALSO OFFERING POTENTIAL TO REMODEL OR EXTEND, IDEALLY SITUATED IN THIS QUIET, POPULAR ROAD ON THE HOUNSLOW/WHITTON BORDERS.**

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## FOR SALE:

This wonderful home has been much loved and cherished by the current sellers for approximately thirty years and offers any interested purchasers an ideal opportunity to acquire one of the superior Carrington houses which they can remodel and or, extend to an individual specification. The accommodation features a bright and airy front aspect living room with bold bay window, a separate spacious dining room which overlooks the garden and a comprehensively fitted kitchen. Upstairs are three good size bedrooms and a well proportioned family bathroom with white suite. Outside there is front garden with off road parking and a shared side driveway to a garage and a particular feature, the large west facing rear garden which has a delightful sunny aspect and plenty of seclusion with patio area, central lawn, mature flower beds, borders and two storage sheds. The house retains much of its original charm and character with parquet flooring, picture rails, stained glass etc. and is presented in excellent decorative condition. An early viewing is highly recommended to appreciate this fine home.

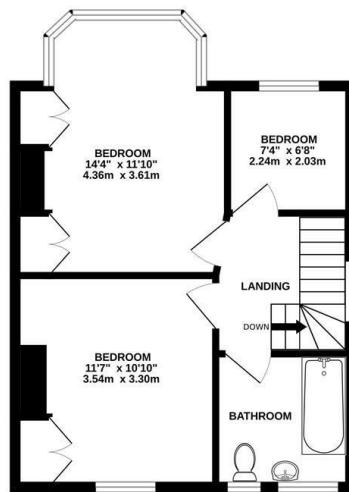
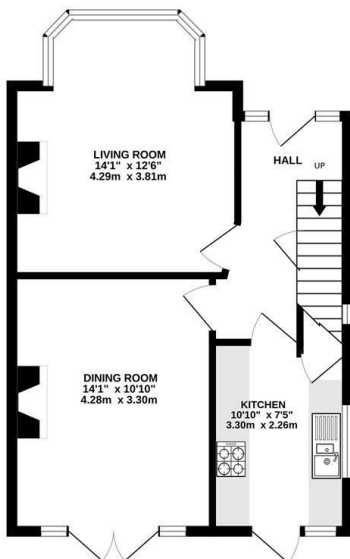
## LOCATION:

Shirley Drive is a quiet, popular residential road on the Hounslow/Whitton borders, close to Hounslow tube lines and Railway station. Both Whitton and Hounslow with their shopping, leisure and transport facilities are close to hand. The A316 providing direct access to central London and the M3/M25/M4 corridor is also within easy reach.



GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	58	
(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.*