

444 Hanworth Road, Hounslow, TW4 5LE



Asking Price £550,000 Freehold



A WELL PROPORTIONED CHARACTER THREE BEDROOM SEMI-DETACHED FAMILY HOME WHICH HAS COME TO THE MARKET FOR THE FIRST TIME IN MANY YEARS AND DOES REQUIRE UPDATING THROUGHOUT. GREAT SIZE ROOMS, LARGE GARDEN AND FABULOUS POTENTIAL, ALL FOR SALE WITH NO ONWARD CHAIN.

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FOR SALE:

An imposing exterior and room sizes characteristic of a house of this era, we are pleased to offer for sale this impressive older style family semi which has been extended to the rear on the ground floor. The accommodation comprises a large front aspect living room with deep bay window, the dining room is open to the rear extension and the original kitchen is now a utility area leading on to the kitchen which now forms part of the ground floor extension. To the first floor there are three decent bedrooms, two double and one single, served by an updated bathroom and separate WC.

Outside there is a shared access driveway to the side which leads on to a garage which again is in need of updating. The garden extends to approx 80ft and is at present in an unkempt condition. To the front there is a small fore garden.

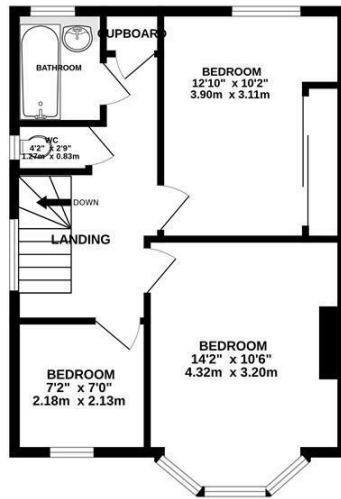
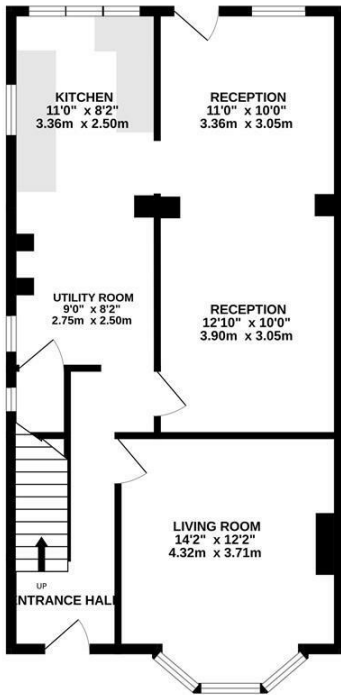
LOCATION:

Located at the town end of the Hanworth Road, the property is close to Hounslow town center shops and train station. Bus routes run along the Hanworth road and close by is the popular Heathland School. The area is well served by sports and leisure facilities and Whitton Town center, shops and train station are all close by.



GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 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		77
(69-80)	C		
(55-68)	D	59	
(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.