

## 5 Millwood Road, Hounslow, London TW3 2HQ



**Asking Price £665,000 Freehold**



**A GENEROUSLY PROPORTIONED, FOUR BEDROOM, CLASSIC 1930'S CARRINGTON STYLE FAMILY HOME, SITUATED IN ONE OF THE AREAS MORE DESIRABLE RESIDENTIAL ROADS ON THE HOUNSLOW / WHITTON BORDERS. WELL PRESENTED THROUGHOUT AND HAS THE BENEFIT OF A LARGE SOUTH WESTERLY FACING REAR GARDEN.**

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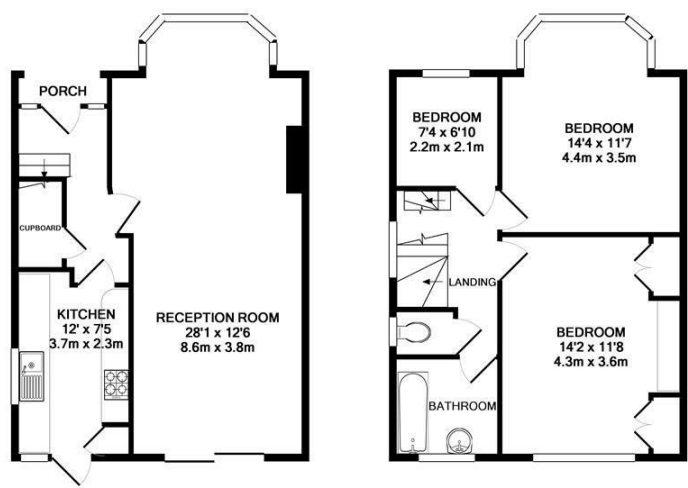
FOR SALE:

A good size family home with a clever addition of a loft conversion providing a fourth bedroom in addition to three bedrooms and a bathroom to the first floor. This is a well proportioned family home situated in one of the areas more desirable residential roads and is of a classic 1930's Carrington design, with a deep bay window to both living room and front bedroom. Central heating is gas fired to radiators and the majority of windows benefit from double glazed units. Our clients have clearly looked after their home and it is only now that a move out of the area is planned that they have decided to move on.

OUTSIDE: To the rear the garden extends to approximately 100ft. This is a particular feature of the property and has clearly been the subject of a good deal of attention over many years, The garden offers a good deal of seclusion and also a westerly aspect which takes full advantage of the afternoon and evening sun. There is a shared access driveway leading to a detached garage, there is also a paved fore garden which provides of street parking.

LOCATION;

Millwood Road is situated on the Hounslow/Whitton borders with Hounslow mainline station within easy walking distance and Whitton town centre and mainline station a little further. The area is also well served by schools,sports and leisure facilities and Murray park is also close at hand which is a great open space which for children and families alike.

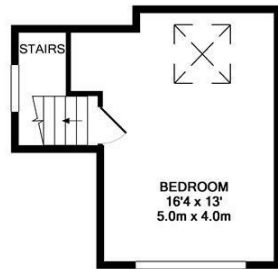


GROUND FLOOR  
APPROX. FLOOR  
AREA 476 SQ.FT.  
(44.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 483 SQ.FT.  
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1183 SQ.FT. (109.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR  
APPROX. FLOOR  
AREA 224 SQ.FT.  
(20.8 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.