

18 Roseville Avenue, Hounslow, London TW3 3TD



Asking Price £615,000 Freehold



A WELL PROPORTIONED THREE BEDROOM SEMI-DETACHED PROPERTY WHICH HAS BEEN EXTENDED TO THE REAR TO PROVIDE A LARGE MODERN KITCHEN WITH ADJACENT UTILITY ROOM, THIS IS IN ADDITION TO THE TWO SEPARATE RECEPTION AREAS AND A DOWNSTAIRS SHOWER ROOM / CLOAKROOM. LOCATED IN THIS POPULAR RESIDENTIAL ROAD IDEALLY LOCATED FOR LOCAL SCHOOLS AND HOUNSLOW TOWN CENTER SHOPS AND TUBE AND RAILWAY STATIONS.

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FOR SALE:

A well proportioned three bedroom semi-detached family home which has been extended to the rear to provide a good size kitchen with adjacent utility room. Also to the ground floor are a good size dining area which leads through to the kitchen, a front aspect living room, ample size entrance hall and a useful downstairs shower/cloak room. Offered for sale with no onward chain and located in this popular residential road not far from Hounslow high street, shops, railway and tube stations on the Piccadilly line, all of which provide a good service into London. Outside: There is an easy to maintain paved rear courtyard style garden, a shared access to the side which then leads to a gate, which in turn leads to the rear garden and the brick built storage unit at the rear. There is a former garage but this is for storage purpose only. To the front, There is a walled fore garden and off street parking for a small car.

LOCATION:

Roseville Avenue is located on the West side of Hounslow, close to Heathland school and the Mosque. Hounslow town center the Hounslow Central tube station and the railway station are all not far away.



GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.

1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 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		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2010/19/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.