

88 Park Road, Hounslow, TW3 2HB



Asking Price £625,000 Freehold



A BRIGHT AND AIRY, SPACIOUS, THREE BEDROOM SEMI DETACHED FAMILY HOME, IDEALLY SITUATED IN THIS POPULAR LOCATION ON THE HOUNSLOW/WHITTON BORDERS LESS THAN 1/2 MILE FROM HOUNSLOW STATION AND MURRAY PARK.

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FOR SALE:

This delightful home has been much improved by the current sellers and now features an enclosed entrance porch, entrance hall, spacious front aspect living room with bay window, separate good size rear aspect dining room and well fitted kitchen. Upstairs are three well proportioned bedrooms and bathroom/wc with white suite. Outside there is a driveway providing off road parking for two vehicles and a side, shared driveway leading to a detached garage. The rear garden is a generous size, and has an open aspect backing onto allotments. An early viewing is highly recommended to appreciate this ready to move into home which is presented in good decorative condition.

Please note that our clients had put in a planning application for a 6mtr rear extension Planning application : PA/2022/3732 to determine if prior approval was required. Hounslow council have decided that it was not and full details can be found on the council planning web site.

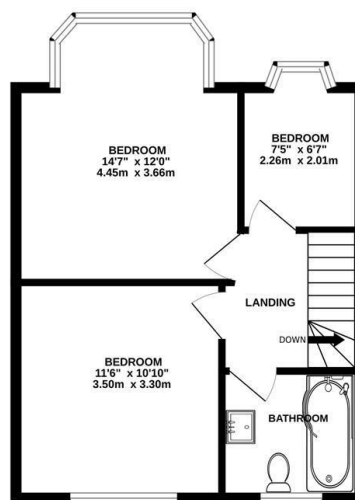
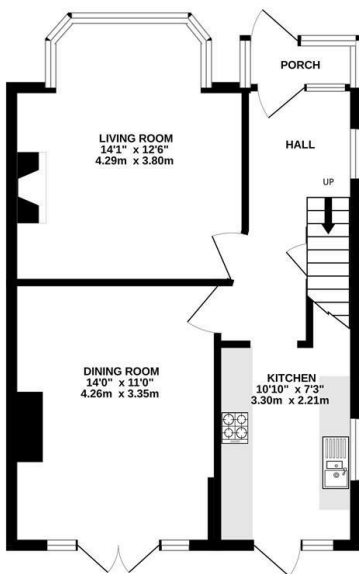
LOCATION:

Park Road is a popular residential road of similar style properties on the Hounslow/Whitton border less than 1/2 mile from Hounslow station. Both Whitton and Hounslow town centers with their shopping leisure and transport facilities are also close to hand.

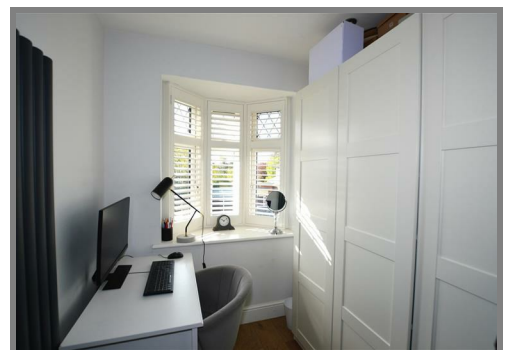


GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 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		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.