

81 Wills Crescent, Hounslow, TW3 2JE



Asking Price £625,000 Freehold



CLEVERLY EXTENDED TO PROVIDE EXCELLENT FAMILY ACCOMMODATION, THIS 1930'S TERRACED HOUSE HAS THREE AMPLE BEDROOMS AND TWO BATHROOMS. THE STUNNING KITCHEN DINER IS A REAL FEATURE. LOCATED IN THIS POPULAR ROAD ON THE HOUNSLOW WHITTON BORDERS GOOD TRANSPORT AND SHOPPING FACILITIES ARE CLOSE BY.

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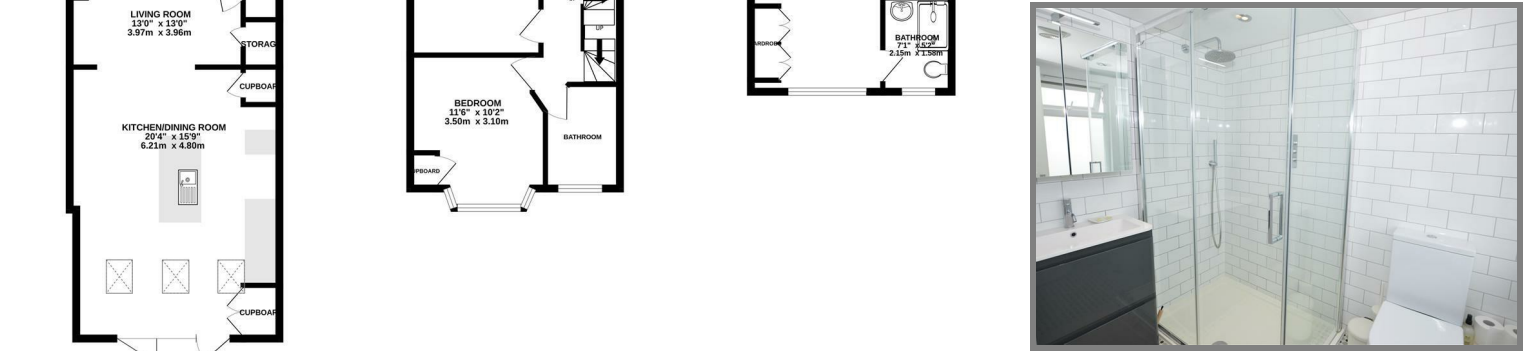
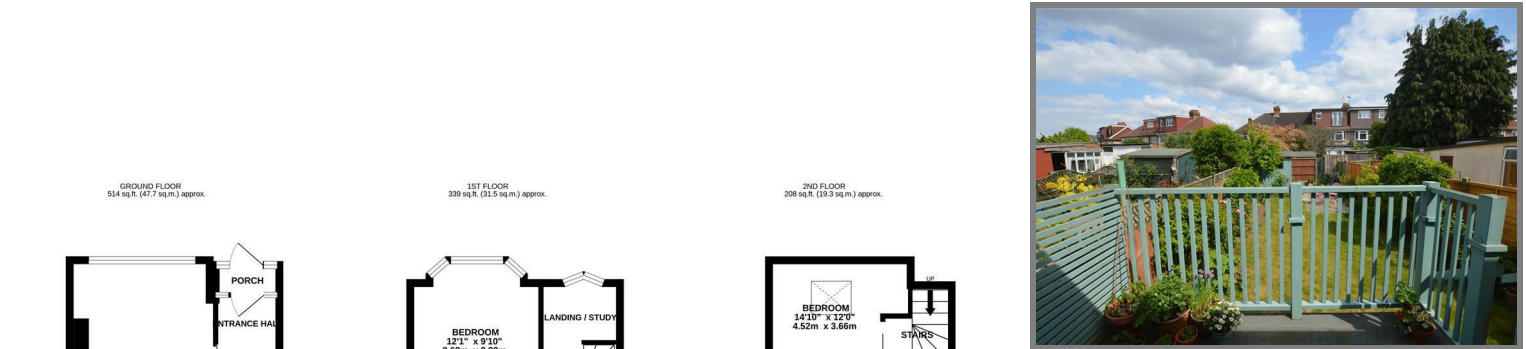
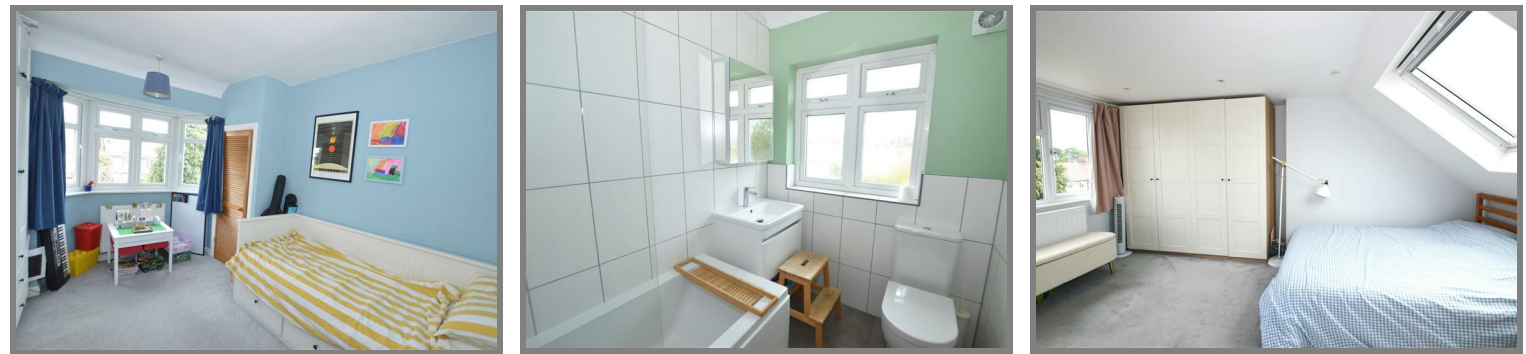
FOR SALE:

A great family house with really good accommodation arranged over three floors, having been extended to the rear and into the loft. The property features a super spacious kitchen dining area with wide glazed sliding patio doors leading to the raised decked veranda which in turn has steps down to the rear garden. To the first floor there are two double bedrooms, served by a lovely family bathroom and a really useful study work space open plan to the landing, where the third bedroom used to be. The top floor consists of the spacious master bedroom with its own en-suite shower room.

OUTSIDE: To the front there is off street parking. To the rear there is a garden extending to approx 40ft with lawned area, garden shed and rear pedestrian access.

LOCATION:

Wills Crescent is located within the Richmond borough and both Hounslow and Whitton high streets and railway stations are within walking distance. The area is well served by local schools, shops and recreational facilities.



GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR
339 sq.ft. (31.3 sq.m.) approx.

2ND FLOOR
208 sq.ft. (19.3 sq.m.) approx.

TOTAL FLOOR AREA: 1061 sq.ft. (98.5 sq.m.) approx.

While 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		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.