



Vicarage Farm Road, Hounslow, TW3 4NN
Offers Over £515,000

An extended two bedroom semi-detached family home situated within walking distance to Hounslow West tube station, shopping centre. Restaurants and bus routes are all close by including access to Heathrow M4 motorway and the A4 to Central London. The accommodation comprises, on the ground floor three generous reception rooms, kitchen, extended room/utility room with a w/c, on the first floor two spacious bedrooms and a generous sized family bathroom. Outside front and rear gardens and a double length garage accessed via a shared driveway. The property also benefits from double glazed window, central heating and further potential to extend (stpp). Offered for sale with no onward chain!

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

Entrance Hallway

Stairs to first floor and doors to rooms.

Reception One



Front aspect double glazed window, radiator, tiled fireplace (not used).

Reception Two



Double glazed door to rear garden, radiator, tiled fireplace (not used), built-in cupboard.

Reception Three



Side aspect double glazed window, radiator, feature fireplace with mantle surround, power points.

Kitchen



1 1/2 bowl single drainer sink unit with mixer tap and cupboard below, built-in hob and oven, further wall and floor mounted units, double glazed window and door to garden, door to...



Extension/Utility Room



Rear aspect double glazed window, built-in units, space for washing machine, tiled flooring.

Cloakroom

Low level w/c, wash hand basin, tiled flooring, part tiled walls, double glazed window.

First Floor Landing

Access to loft, built-in cupboard.

Bedroom One



Front aspect double glazed window, radiator, feature fireplace (not used), built-in wardrobes.

Bedroom Two



Rear aspect double glazed window, radiator, power point, built-in wardrobes.

Family Bathroom



Coloured suite comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin with vanity unit below, low level w/c, tiled walls, cupboard housing shelving and wall mounted "Main" combi boiler.

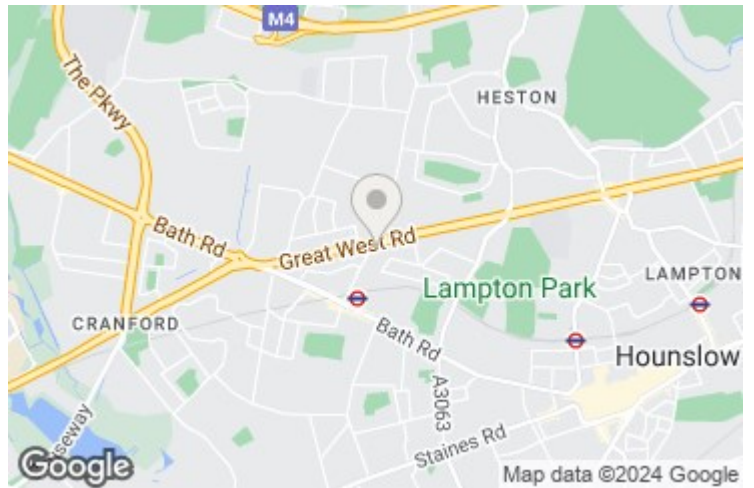
Outside

Rear Garden



Concrete area, side access, rest laid to lawn.

Double Length Garage



107 Vicarage Farm Road TW3 4NN



Total Area: 116.7 m² ... 1256 ft²

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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