



Avenue Crescent, Hounslow, TW5 9RE
£750,000

A double storey extended four bedroom semi-detached family home situated in this ever popular residential location with easy access to Heathrow Airport, M4 motorway and the A4 and within easy walking distance to local shops, restaurants, schools and bus routes. The accommodation comprises, on the ground floor, through lounge, extended L-shaped kitchen/diner, utility room and cloakroom, on the first floor four bedrooms and family shower room. Outside widening rear garden with detached garage accessed via a shared driveway, front garden providing off street parking for at least 2-3 cars, further parking space outside garage. The property is offered for sale in good decorative order and benefits from double glazed windows and central heating. An internal viewing is strongly recommended by the vendors sole agents.

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Double Glazed Enclosed Entrance Porch

Feature stained glass wooden door to...

Entrance Hallway

Stairs to first floor, radiator, understairs storage cupboard.

Cloakroom

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

Through Lounge

Front aspect double glazed window, radiator, power point, coving, further radiator, double opening doors to garden.

**Extended L-Shaped Kitchen/Diner**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted

units, space for range cooker and extractor hood above, space for fridge/freezer, washing machine, integrated dishwasher, "Valiant" wall mounted boiler, power point, part tiled walls, tiled flooring, radiator, side aspect double glazed window, rear aspect double glazed window, spotlights, breakfast bar.



Dining Area



Double glazed double opening doors to garden, radiator, tiled flooring, velux window.



First Floor Landing

Side aspect double glazed window, access to loft space.

Bedroom One

Front aspect double glazed window, radiator, built-in wall to wall wardrobes.

Bedroom Two

Rear aspect double glazed window, radiator, built-in wall to wall wardrobes with mirror fronted sliding doors.



Bedroom Three

Rear aspect double glazed window, radiator, power point.

Bedroom Four

Front aspect double glazed window, radiator.

**Shower Room**

Tiled enclosed shower cubicle wall mounted shower unit, wash hand basin with mixer tap and vanity unit below, low level w/c, tiled walls and flooring, spotlights, heated towel rail, side aspect double glazed window.

Outside

Widening Rear Garden



Paved patio area, side access, further paved patio area with storage shed, rest laid to lawn area with shrub borders.



Detached Garage

With up and over door, accessed via shared driveway with parking space outside.

Front

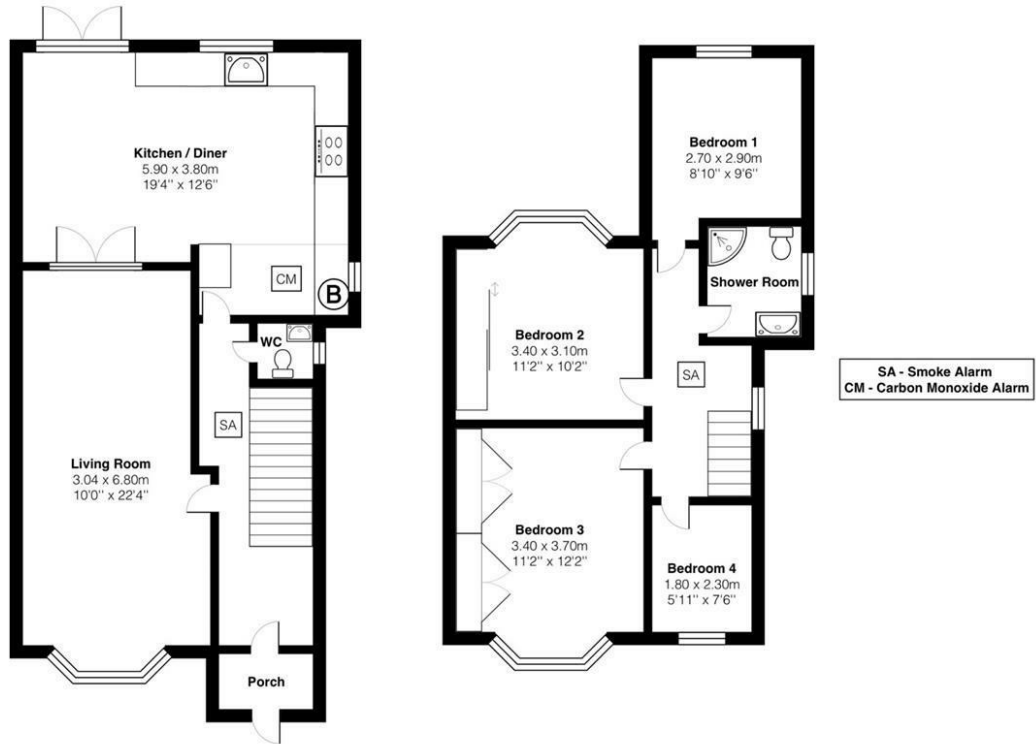
Off street parking for 2-3 cars.



Google

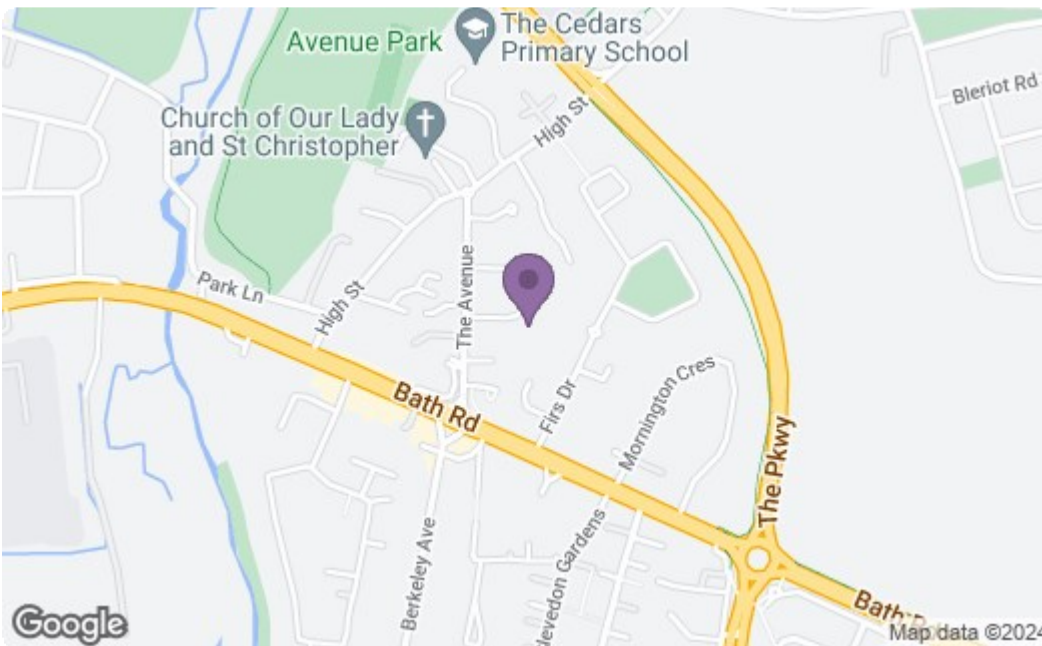
Map data ©2024

56 Avenue Crescent TW5 9RE



Total Area: 111.9 m² ... 1204 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			84
(81-91) B		75	
(69-80) C			
(55-68) D			
(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			
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Not environmentally friendly - higher CO ₂ emissions			
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