



Addison Avenue, Hounslow, TW3 4AP
Offers Over £550,000

A rarely available double fronted semi-detached family home with side space and potential to extend (stpp). The property is situated in this popular residential cul-de-sac location within walking distance to Hounslow East tube station and town centre. The accommodation comprises, on the ground floor two separate reception rooms, re-fitted modern kitchen and cloakroom, on the first floor three bedrooms and a family bathroom. Outside secluded front, side and rear gardens, detached garage and own driveway with off street parking. Internal viewing is strongly recommended by vendors sole agents.

A partner of
The Guild Of Professional Estate Agents
with a network of over 700 independent estate agents

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

Entrance Hallway

Front aspect double glazed window, radiator, dado rail.

Reception One



Front aspect double glazed window, radiator, gas fire with tiled surround.

Reception Two



Front aspect double glazed window, feature coal effect gas fire with surround, built-in unit with sliding doors and storage below, exposed flooring, radiator, double glazed double opening doors to garden and double doors to...



Re-Fitted Kitchen



1 1/2 bowl single drainer stainless steel sink unit with cupboard below, further wall and floor mounted units, built-in hob with extractor hood above, built-in oven, space for washing machine and dishwasher, integrated fridge and freezer, rear aspect double glazed window, door to...



Inner Hallway

Double glazed door to garden, larder cupboard housing electric meters. power point.

Cloakroom

Low level w/c, wash hand basin with mixer tap and vanity unit below, wall mounted "Worcester" boiler, double glazed window.

First Floor Landing

Rear aspect double glazed window, access to loft with pull down ladder.

Bedroom One



Front aspect double glazed window, radiator, exposed flooring, built-in wall to wall wardrobes, built-in storage unit into recess.

Bedroom Two



Front aspect double glazed window, radiator, power point.

Bedroom Three



Rear aspect double glazed window, radiator, power point.

Bathroom



White suite comprising panel enclosed bath with wall mounted shower unit and shower screen, wash hand basin with vanity unit below, bidet, low level w/c, part tiled walls, heated towel rail, extractor fan, rear aspect double glazed window.

Outside

Rear Garden



Concrete path and concrete area with shrub borders.

Side



Potential to extend (stpp), timber shed.



Detached Garage

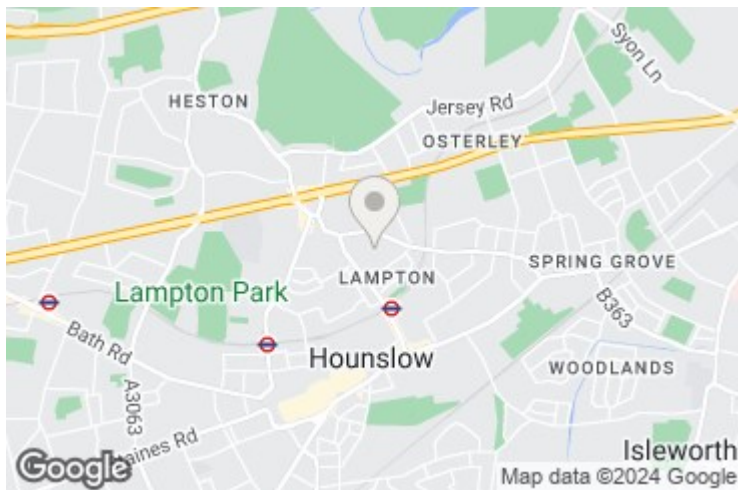


With up and over door.

Front

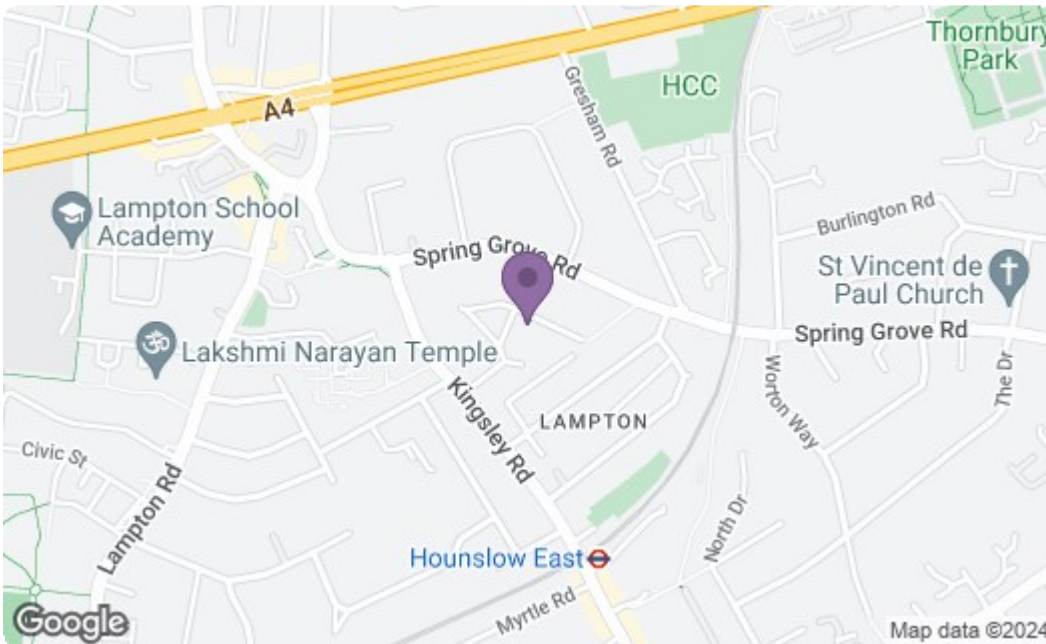


Own driveway with off street parking, rest laid to lawn with shrub borders.





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.
Box Property Solutions Ltd retains the copyright on the plan and allows agents to use it with agreed permission.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			
England & Wales		EU Directive 2002/91/EC	

A partner of
The Guild Of Professional Estate Agents
with a network of over 700 independent estate agents

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