



**Hinton Avenue, Hounslow, TW4 6AP**

**£685,000**

An extended three bedroom semi-detached house with access to Hounslow West tube station, shops, schools and further transport links. The accommodation comprises , on the ground floor through lounge, kitchen/diner, conservatory/utility room and shower room, on the first floor three bedrooms and bathroom. Outside front garden providing off street parking and rear garden with playroom/gym. The property also benefits from double glazed windows and gas central heating.

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### Entrance Hallway

Radiator, understairs storage.

### Shower Room

Enclosed shower cubicle with wall mounted shower unit, hand wash basin, low level w/c, tiled flooring and walls, extractor fan.

### Through Lounge 26'6 x 12' (8.08m x 3.66m)

French doors to kitchen/diner, tiled flooring

### Kitchen/Diner 12' x 16'3 (3.66m x 4.95m)

Single drainer sink unit with mixer tap and cupboard below, further wall and floor units, built-in cooker and extractor hood, plumbing for washing machine, radiator, part tiled walls, tiled flooring, skylight windows, "Worcester" boiler, patio doors to conservatory/utility room.

### Conservatory/Utility Room 12'10 x 16'8 (3.91m x 5.08m)

Built-in hob, oven & hood, built-in base units, French doors to rear garden, double glazed windows.

### First Floor Landing

Access to loft space.

### Bedroom One 13'8 (into bay) x 10'5 (4.17m (into bay) x 3.18m)

Fitted wardrobes, radiator

### Bedroom Two 12' x 11'4 (3.66m x 3.45m)

Fitted wardrobes, radiator.

### Bedroom Three 8' x 7' (2.44m x 2.13m)

Fitted wardrobes, radiator.

### Bathroom

Panel enclosed bath with mixer tap and shower attachment, wash hand basin, low level w/c, extractor fan, tiled walls and flooring.

### Outside

#### Front

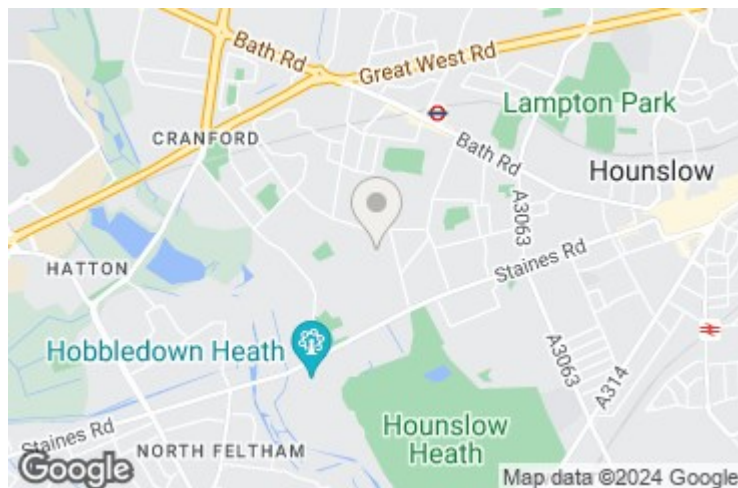
Slab and concrete patio area providing off street parking.

#### Rear Garden

Paved patio area, gate to side access.

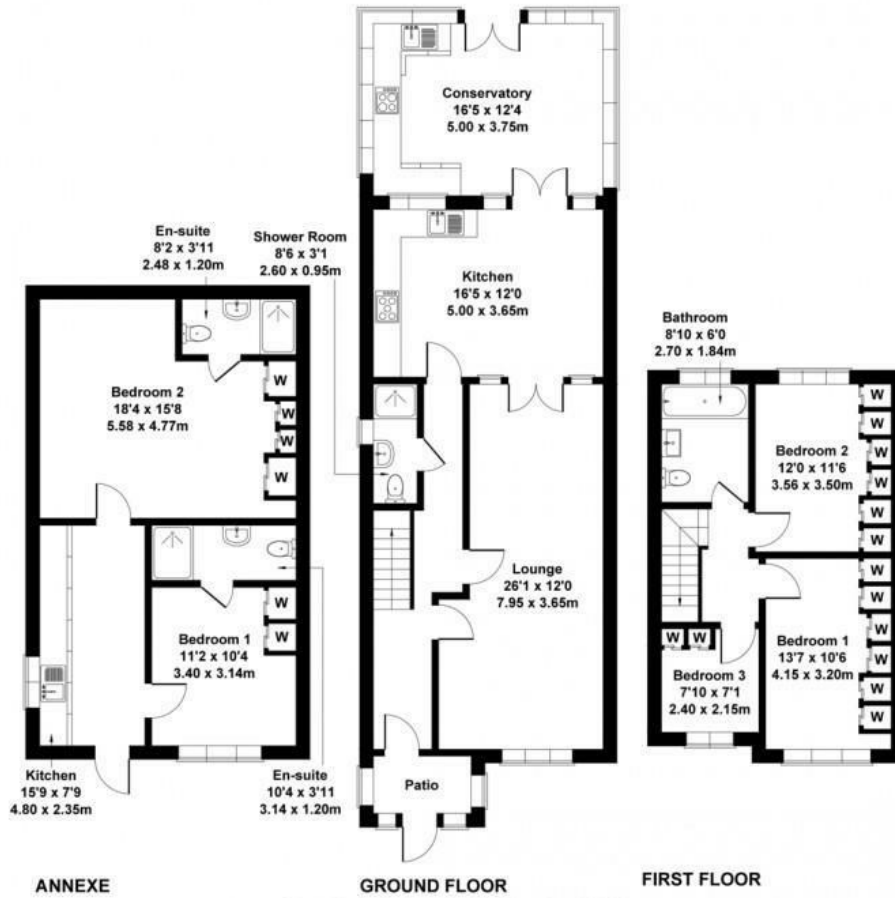
### Playroom/Gym/Utility Room

Partitioned rooms, skylight window, power and lighting, two shower rooms with w/c, utility room with base units, boiler, plumbing for washing machine.

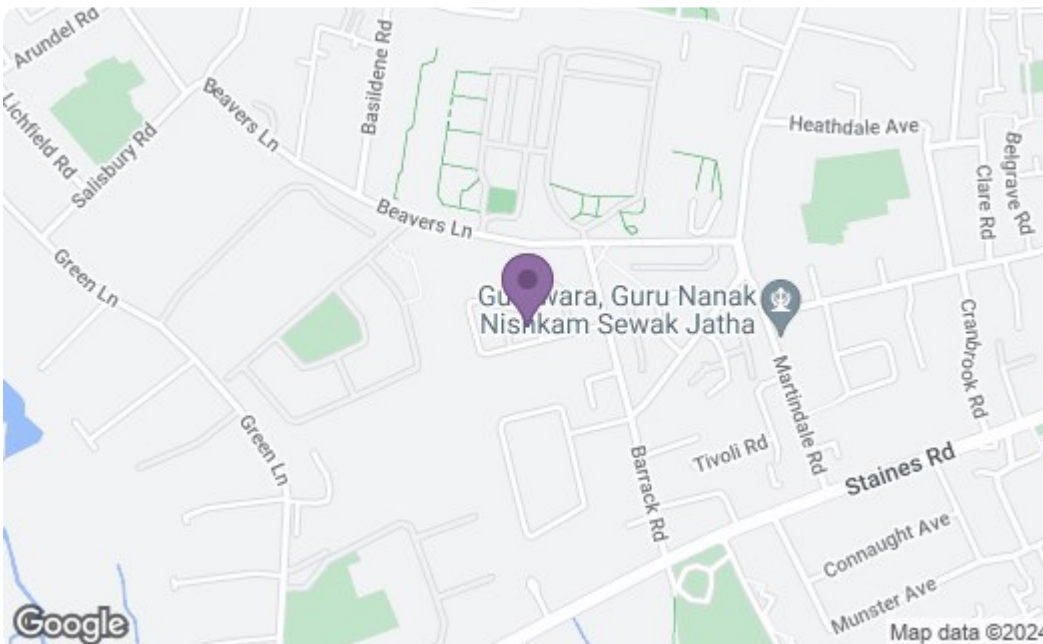


## Hinton Avenue TW4 6AP

Approximate Gross Internal Area  
1884 sq ft - 175 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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