



**Somerset Way, Hounslow, TW5 9HG**

**Guide Price £850,000**

An extended five bedroom semi-detached family home situated in this popular residential road. The accommodation comprises, on the ground floor, through lounge, extended modern kitchen, extended family room/dining room, study/bedroom five, utility room and shower room, on the first floor four bedrooms, family shower room and en-suite. Outside rear garden and own driveway to the front providing off street parking. The property benefits include double glazed windows, gas central heating and is offered to the market with no chain!

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### Entrance Hallway

Understairs storage housing meters, through to...

### Through Lounge

Front aspect double glazed bay window, radiator, coving, carpet.

### Study/Bedroom Five

Front aspect double glazed window, radiator.

### Extended Kitchen

Modern kitchen with a range of wall and base units, single drainer sink unit with mixer tap, five ring gas hob, oven, space for fridge/freezer, tiled flooring, rear aspect double glazed door to garden.

### Utility Room

Wall mounted combination boiler, space for washing machine.

### Extended Family Room/Dining Room

Rear aspect French doors to garden, radiator.

### Shower Room

Shower cubicle, hand wash basin, low level w/c.

### First Floor Landing

Access to loft.

### Bedroom One

Front aspect double glazed bay window, radiator, fitted wardrobes, carpet.

### Bedroom Two

Rear aspect double glazed window, radiator, fitted wardrobes, carpet.

### Bedroom Three

Front aspect double glazed window, radiator, fitted wardrobe, carpet.

### Bedroom Four

Front aspect double glazed window, radiator, fitted wardrobes, laminate flooring.

### En-Suite Bathroom

Panel enclosed bath with shower unit above, hand wash basin, low level w/c tiled walls and flooring, spotlights, extractor fan, rear aspect double glazed window.

### Family Shower Room

Shower cubicle, hand wash basin, low level w/c, spotlights, extractor fan, vinyl flooring, rear aspect double glazed window.

### Outside



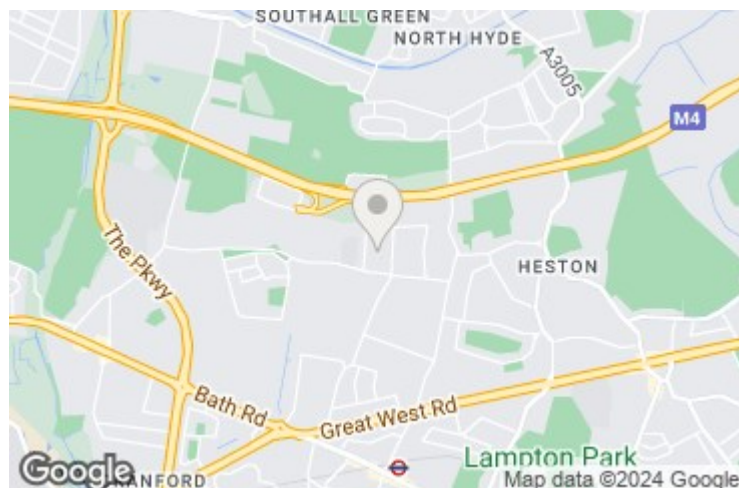
### Front

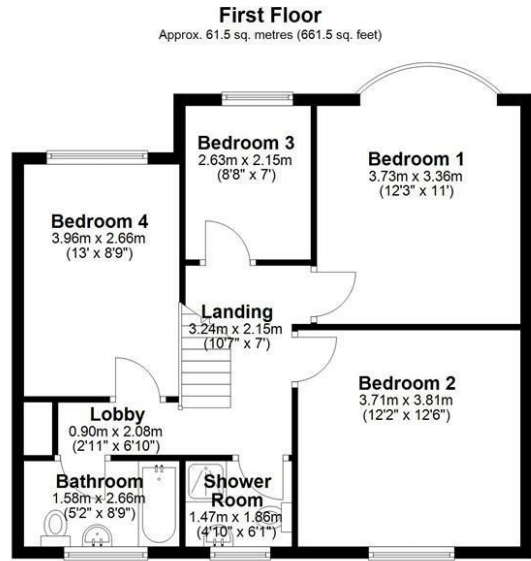
Own driveway providing off street parking.

### Rear Garden



Patio area and lawn area.

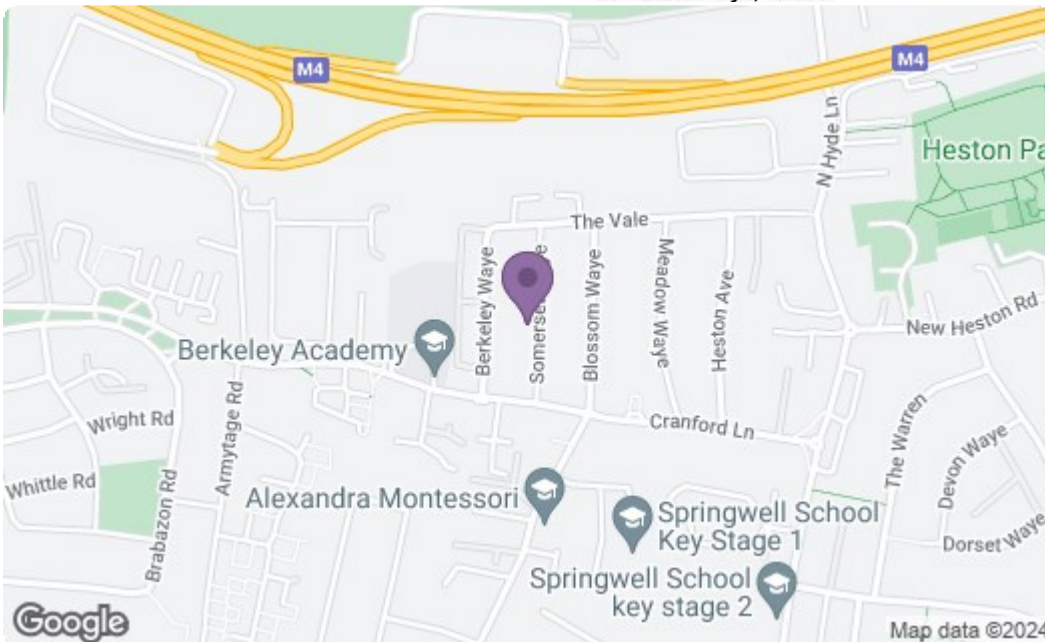




Total area: approx. 168.5 sq. metres (1813.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of door, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown has not been tested and no guarantee as their operability or efficiency can be given made with planup.  
Plan produced using PlanUp.

### Somerset Way, Heston



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		66	
(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 <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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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