

**Summerhouse Avenue, Hounslow, TW5 9DJ**

**Guide Price £500,000**

A three bedroom semi-detached house situated in this popular residential location with access to local shops, schools and transport links. The accommodation comprises, on the ground floor, two reception rooms, kitchen, on the first floor three bedrooms, shower room and separate w/c. The property benefits from part double glazed windows, central heating, front and rear gardens. The property requires modernisation and has scope for a rear extension and loft conversion (stpp).

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**Entrance Hallway**

Stairs to first floor, wood flooring, storage cupboard housing electric meter, doors to...

**Front Reception**



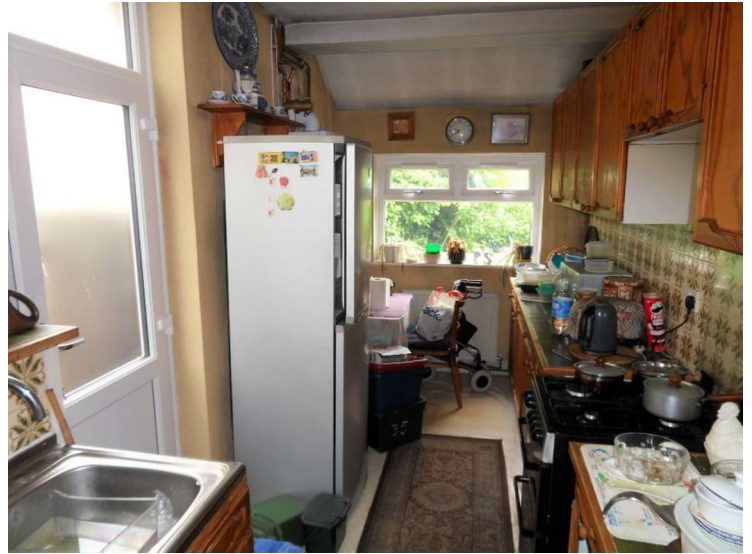
Front aspect double and secondary glazed window, radiator, gas fire, picture rail, carpet.

**Rear Reception**



Rear aspect secondary glazed patio doors to gardens, radiator, understairs storage cupboard, fireplace. carpet.

**Kitchen**



Range of wall and base units, single drainer sink unit with mixer taps, space for gas cooker and washing machine, part tiled walls, vinyl flooring, rear aspect double glazed window, door to garden

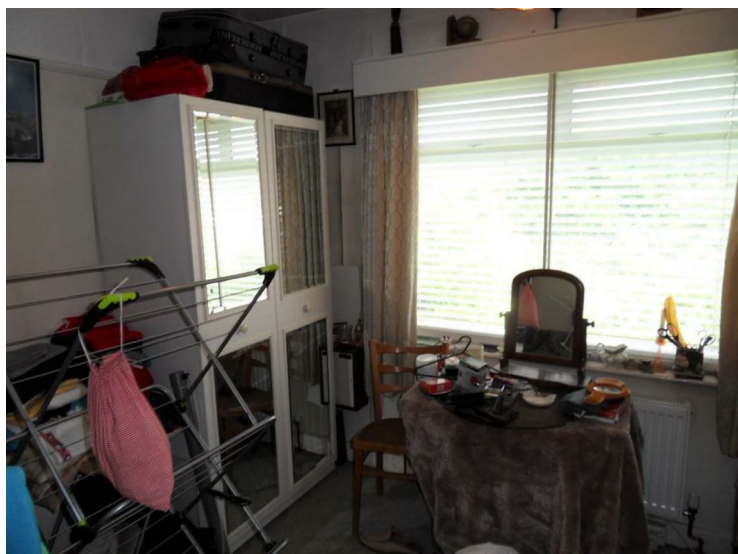
**First Floor Landing**

Access to loft, airing cupboard housing hot water tank.

**Bedroom One**



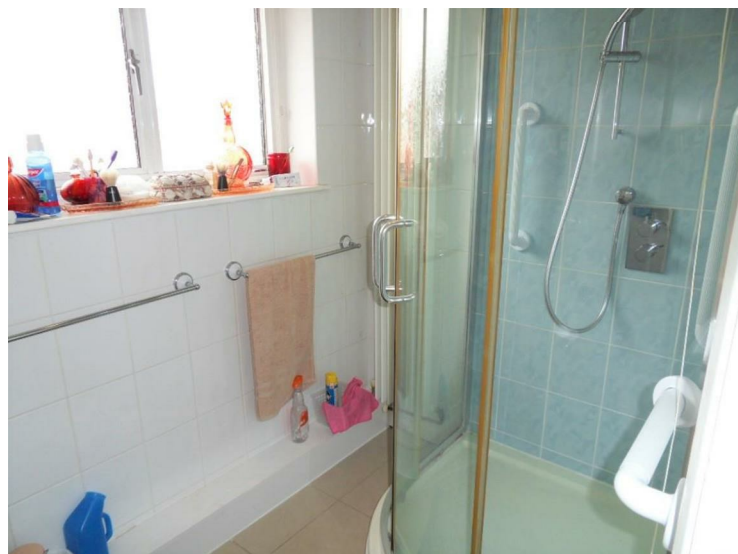
Front aspect double and secondary glazed window, radiator, picture rail, carpet.

**Bedroom Two**

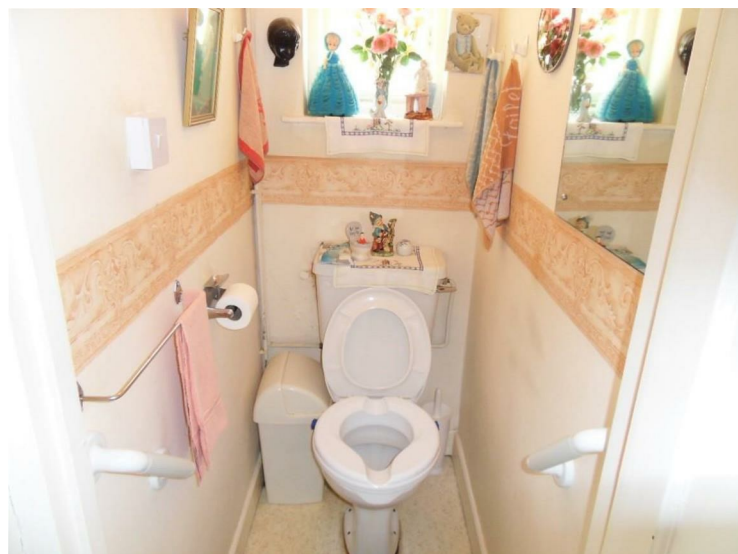
Rear aspect double and secondary glazed window, radiator, picture rail, carpet.

**Bedroom Three**

Rear aspect double and secondary glazed window, radiator, picture rail, carpet.

**Shower Room**

Corner shower unit, hand wash basin, part tiled walls, tiled flooring, radiator, front aspect double glazed window.

**Separate W/C**

Low level w/c, side aspect window.



### Outside



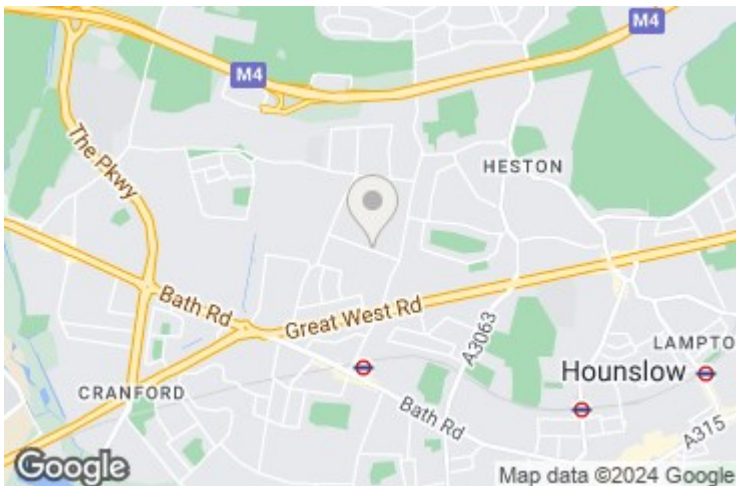
### Rear Garden



Patio area with a variety of shrubs in need of cultivation.

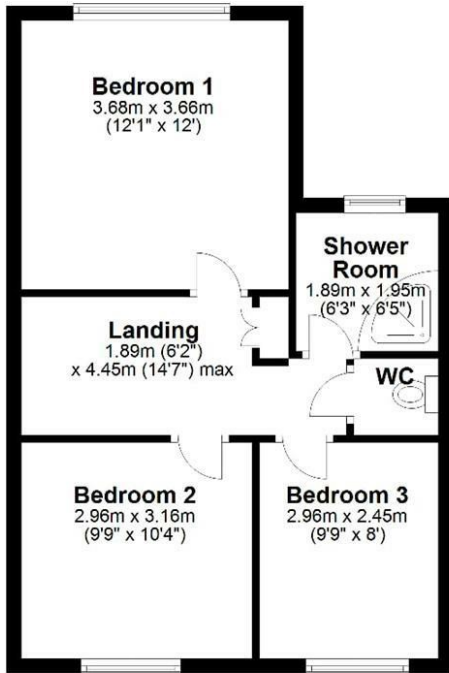
### Front Garden

Path to door with shrubs.



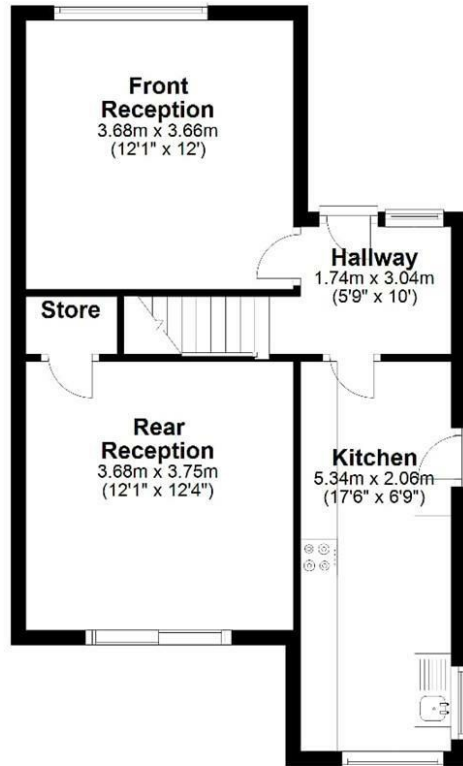
### First Floor

Approx. 44.5 sq. metres (478.7 sq. feet)



### Ground Floor

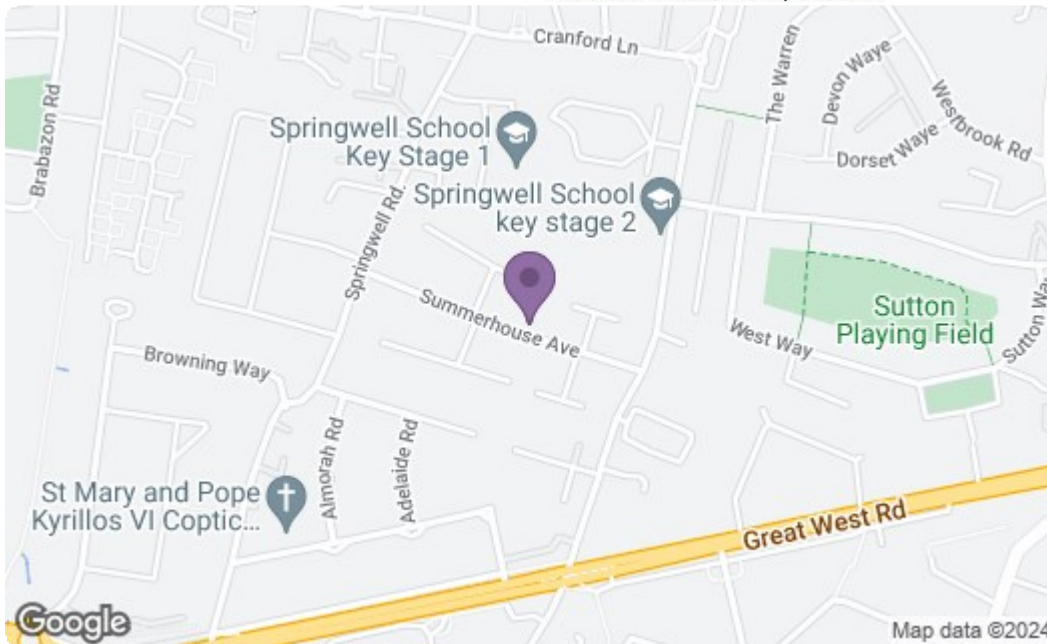
Approx. 46.2 sq. metres (497.5 sq. feet)



Total area: approx. 90.7 sq. metres (976.2 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.

### Summerhouse Ave, Heston



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		56	
(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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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