



**Midsummer Avenue, Hounslow, TW4 5AY**

**Offers Over £475,000**

A three bedroom mid-terrace family home situated just off the Staines Road with access to bus routes, local shops and schools. The accommodation comprises, on the ground floor, cloakroom, lounge/diner and re-fitted modern kitchen, on the first floor three bedrooms and family bathroom, outside are front and rear gardens. The property also benefits from double glazed windows and central heating. An internal viewing is highly recommended.

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**Entrance Hallway**

Radiator, wood effect flooring, stairs to first floor.

**Cloakroom**

Low level w/c, wash hand basin with tiled splashback.

**Kitchen**

1 1/2 single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, 5 ring hob, extractor fan, oven, space for washing machine, dishwasher, space for fridge/freezer, tiled walls and flooring, spotlights, front aspect double glazed windows.

**Lounge/Diner**

Double glazed sliding patio door to garden, radiator, wood effect flooring, radiator, understairs storage cupboard.

**First Floor Landing**

Access to loft, storage cupboard.

**Bedroom One**

Front aspect double glazed window, radiator, wood effect flooring, built-in wardrobes.

**Bedroom Two**

Rear aspect double glazed window, radiator, wood effect flooring, built-in wardrobe.

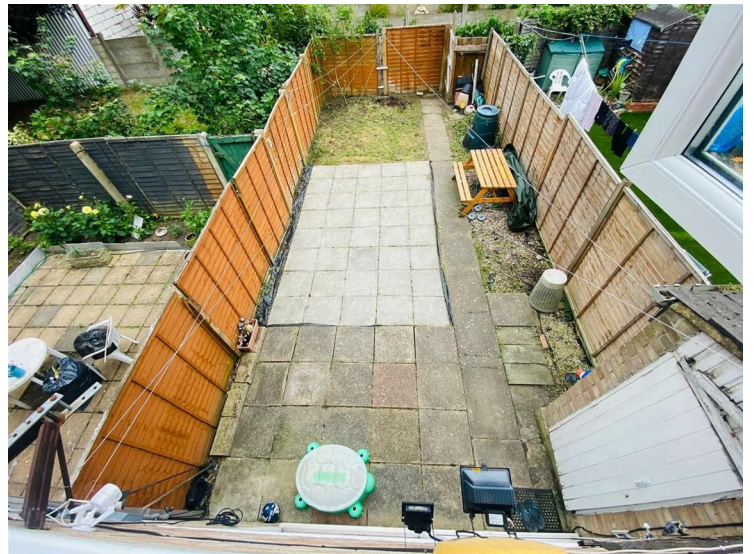


**Bedroom Three**

Rear aspect double glazed window, radiator, wood effect flooring.

**Bathroom**

Panel enclosed bath with wall mounted shower unit, wash hand basin with vanity unit below, low level w/c, tiled walls, storage cupboard.

**Outside**

### Rear Garden



Paved area, rest laid to lawn, rear access and storage shed.

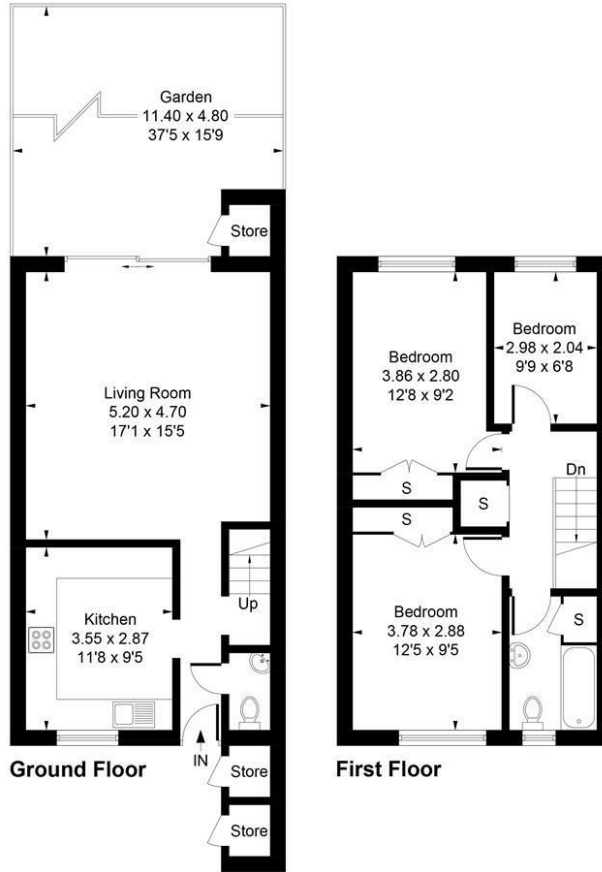
### Front

Crazy paving to front door, storage cupboard housing boiler.

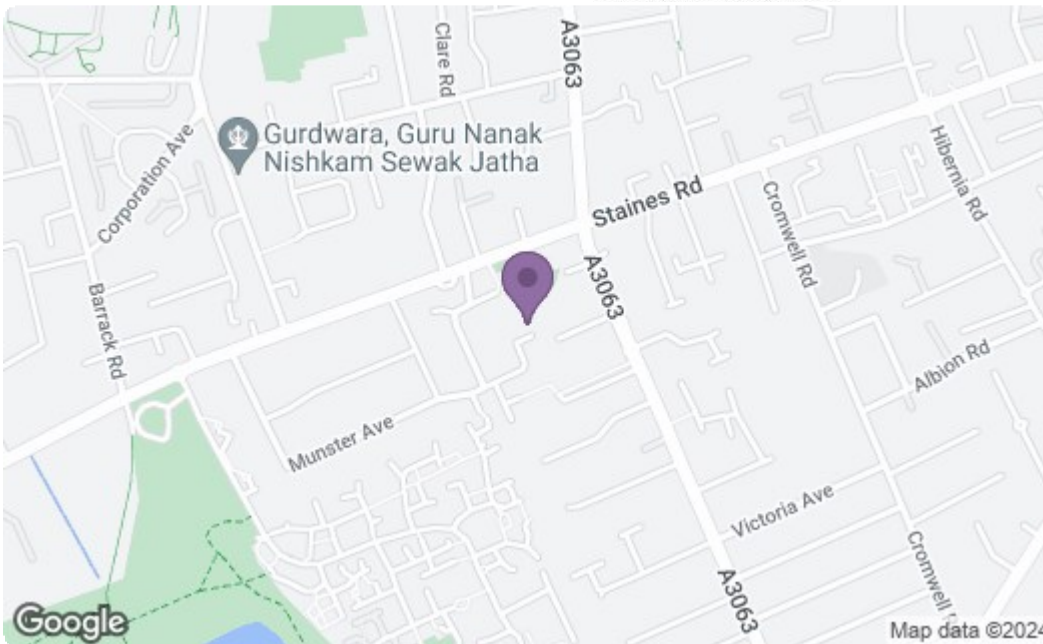


## 71 Midsummer Avenue, Hounslow, TW4 5AY

Approximate Gross Internal Area = 85.27 sq m / 918 sq ft  
 External Stores = 2.52 sq m / 27 sq ft  
 Total = 87.79 sq m / 945 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			88
(81-91) <b>B</b>		77	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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