



**Colwyn Crescent, Hounslow, TW3 4AW**  
**£575,000**

An extended three bedroom semi-detached family home situated in this ever popular residential location with access to Hounslow East tube station, Hounslow town centre, bus garage and local shops. The accommodation comprises, on the ground floor, two separate reception rooms (can be opened up to make a through lounge as currently a partition wall), kitchen and extended area/conservatory. On the first floor three bedrooms and a family bathroom. Outside rear garden, to the front block driveway providing off street parking for at least two cars. The property also benefits from mostly double glazed windows and central heating. Offered for sale with no onward chain!

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### Entrance Hallway

Side aspect double glazed window, stairs to first floor, radiator, understairs cupboard.

### Cloakroom

Low level w/c, wash hand basin with vanity unit below.

### Reception One



Front aspect double glazed window, radiator.

### Reception Two



Radiator, feature coal effect fireplace with surround, sliding patio doors to...

### Extended Area



Rear aspect double glazed window and double glazed double opening doors to garden, power point, electric wall heater.

### Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor units, space for cooker and washing machine, power points, wall mounted "Worcester" boiler, side aspect window.



### First Floor Landing

Access to loft space and doors to rooms.

### Bedroom One



Front aspect double glazed window, radiator, built-in wall the wall wardrobes.

### Bedroom Two



Rear aspect double glazed window, radiator built-in wall to wall wardrobes.

### Bedroom Three



Front aspect double glazed window, radiator.



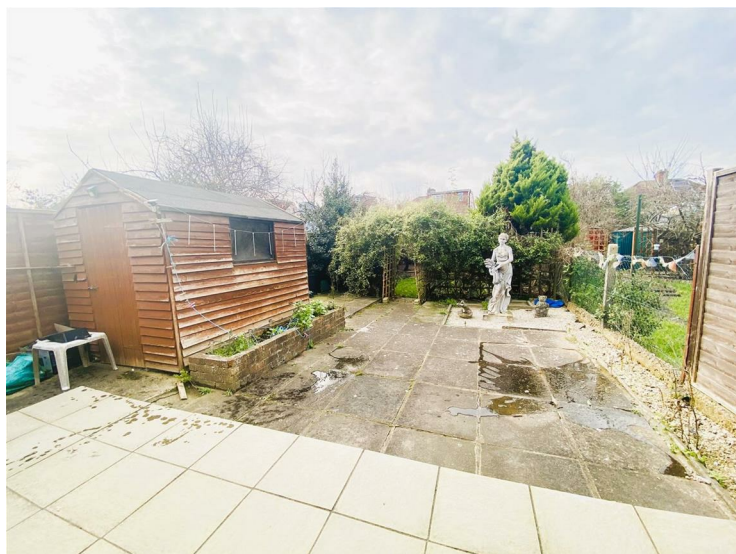
## Bathroom



Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w/c, part tiled walls, heated towel rail, side aspect double glazed window.

## Outside

### Rear Garden

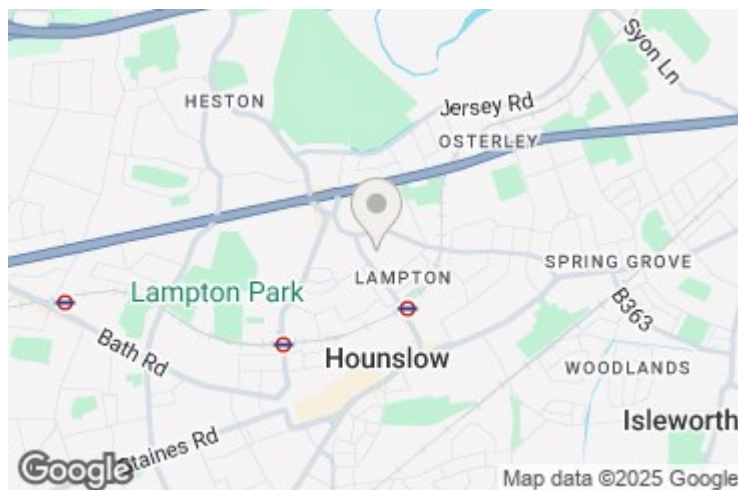


Raised paved patio area, timber shed, laid to lawn area, side access, outside tap.



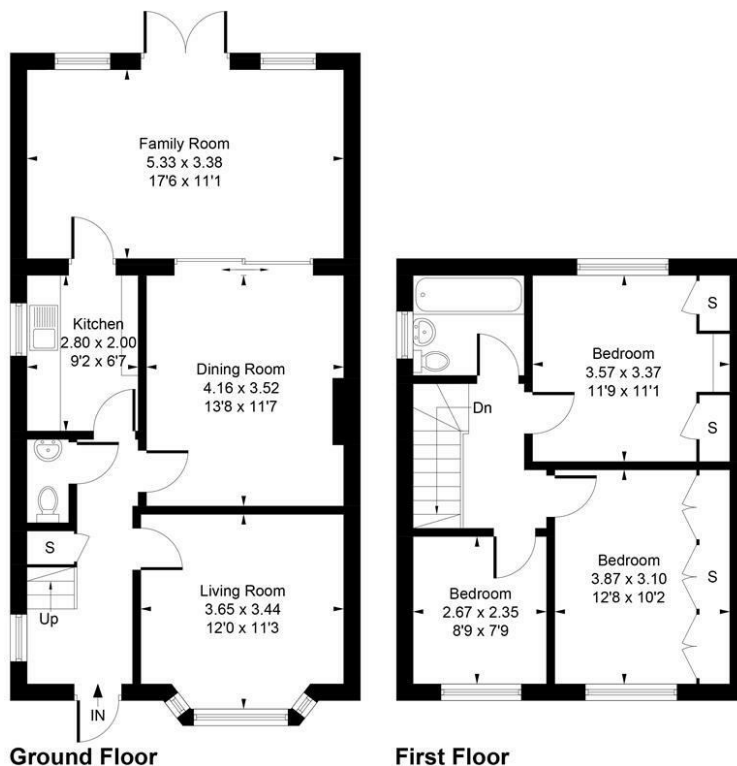
## Front

Driveway with block paved are providing off street parking for at least two cars.

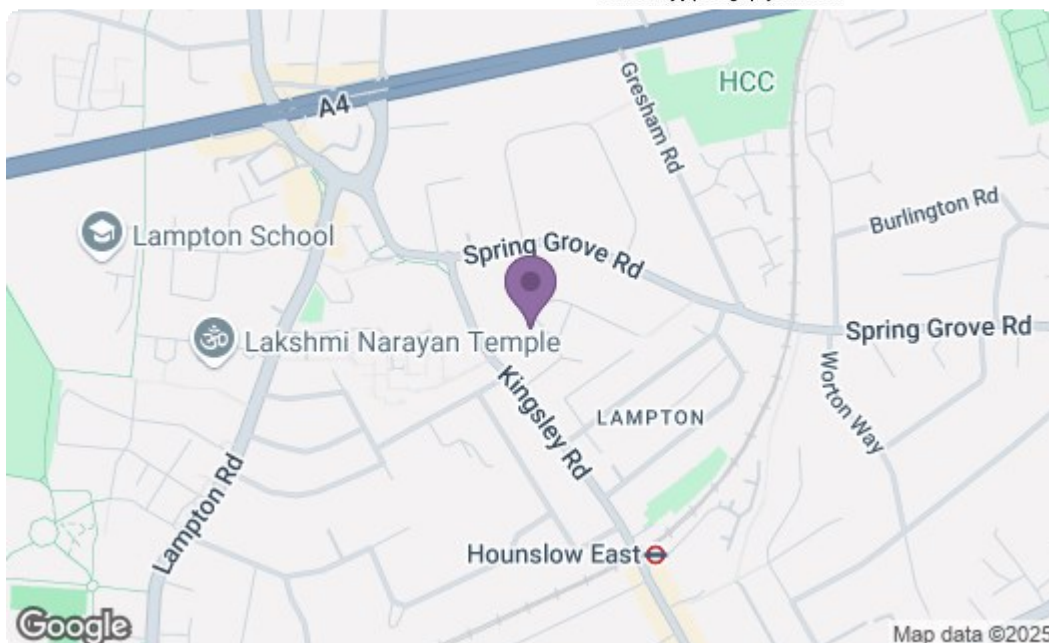


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Approximate Gross Internal Area  
106.33 sq m / 1145 sq ft



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.  
Produced by jcphtographystudio.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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