



Hibernia Road, Hounslow, TW3 3RL

Starting Price £675,000 via Auction

A magnificent Victorian period property located in the heart of Hounslow. This exceptional corner plot residence offers an abundance of space and character, making it the perfect home or investment opportunity. Spanning an impressive 167 square meters (1790 square feet), this freehold property boasts five double bedrooms, providing ample space for a growing family or multiple occupants. The attention to detail is evident throughout the property, with the ground floor showcasing a beautifully renovated dual aspect living/dining room, measuring an impressive 30 feet in length and offering a spacious and versatile living area. This space exudes elegance, with two large bay windows, a feature fireplace and designer radiators. The contemporary kitchen and utility room offer modern amenities, while the exquisite 4 piece spa-style bathroom adds a touch of luxury. The conservatory at the rear of the property provides a tranquil space and grants access to the low maintenance rear garden. The first floor hosts three generously sized double bedrooms one with an en-suite plus a family bathroom, while the second floor offers two additional double bedrooms. This layout allows for flexible living arrangements or the potential to split the property into two flats, subject to the necessary planning permissions.

With its impressive size, period charm, off street parking area and potential for dual occupancy or investment, Hibernia Road represents a rare opportunity in the Hounslow property market. Whether you are looking for a spacious family home or a lucrative investment, this property has the potential to deliver. Convenience is a key feature of this property, as it is within walking distance of Hounslow Rail and Hounslow Central Tube stations. An exceptional property in a prime location. This ensures easy access to the wider area, making commuting a breeze.

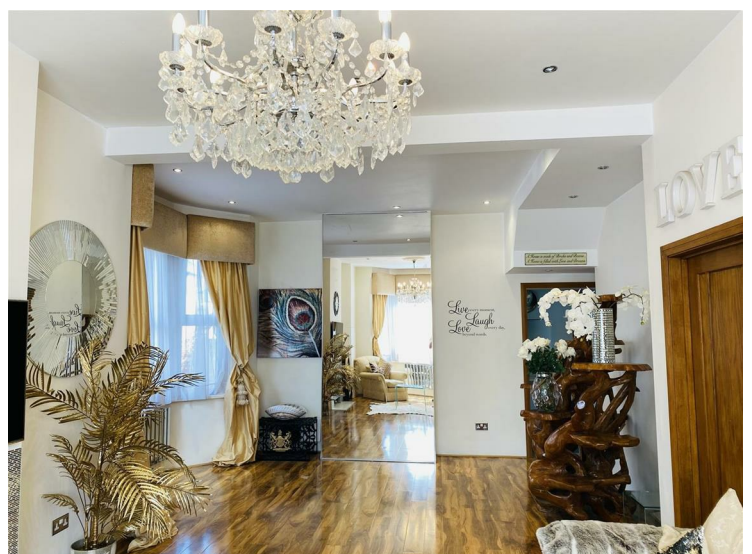
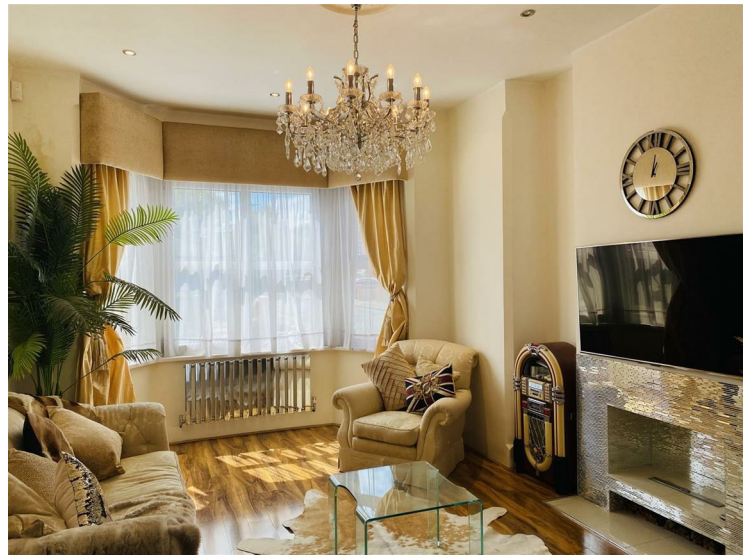
A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

Property features:

- Period property
- 157 sq metres/ 1690 sq feet
- Freehold
- 5 bedrooms
- 2 reception rooms
- 3 bathrooms
- Conservatory
- Off street parking
- Side Access
- Corner property
- Scope to split into two properties (STPP)
- Separate services for each side of the property (2 x electric meters, 2 x gas meters)
- Walking distance to Hounslow Rail & Hounslow Central Tube stations

Lounge



Kitchen



Spa Bathroom



Hallway

Bedroom One



Bedroom Two



Bedroom Three



Family Bathroom



Bedroom Four



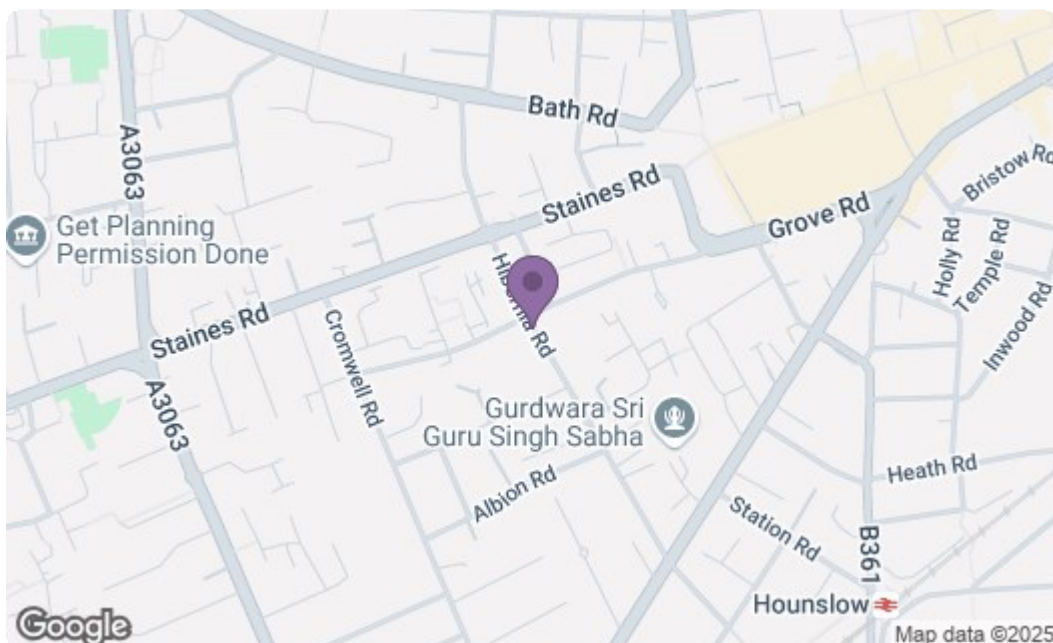
Bedroom Five

Hibernia Road, Hounslow TW3



Approximate Gross Internal Area
 Ground Floor = 83.4 sq m / 898 sq ft
 First Floor = 50.2 sq m / 540 sq ft
 Second Floor = 30.1 sq m / 324 sq ft
 Total = 163.7 sq m / 1762 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1035231)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075