



**Tivoli Road, Hounslow, TW4 6AS**  
**Guide Price £489,950**

**DBK**  
ESTATE AGENTS



Spanning three floors, this residence boasts generous proportions and versatile living spaces offering a seamless transition to your new home with the added benefit of NO ONWARD CHAIN!

The five bedrooms provide comfortable accommodation for family living or accommodating guests. The reception room offers a welcoming space for relaxation or entertaining guests, while the stunning kitchen/diner is sure to impress with its modern design and abundant natural light. A well-appointed family bathroom, complemented by an additional shower room on the second floor and ground floor WC ensures practicality and convenience.

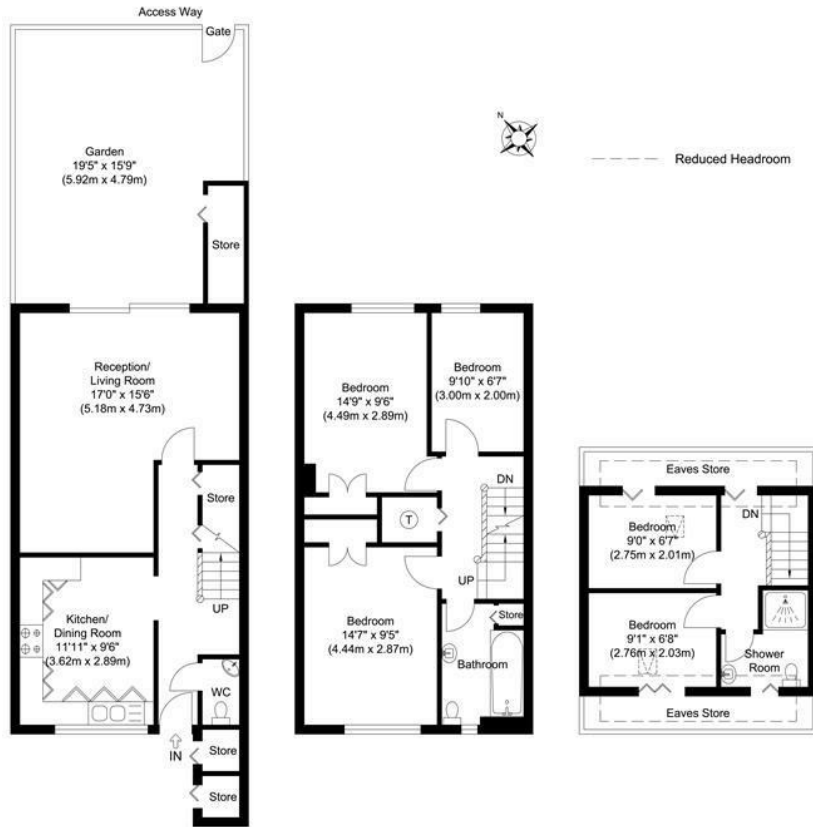
Outside, a rear garden provides a tranquil retreat for outdoor leisure while the front garden adds to the property's charm and curb appeal. There is ample on-street parking ensuring hassle-free parking arrangements for residents and visitors.

Appropriately sited within a short walk to the buzzing Hounslow West Bath Road this property does not lack amenities and transport links to London Heathrow Airport and Central London via Hounslow West Underground Station. The property also falls within the catchment for local reputable schools and for motorists the A4/ M4 can be found in a short drive.

## Key Features

- No Onward Chain
- Extended Terrace Property
- Arranged Over Three Floors
  - Five Bedrooms
  - Reception Room
  - Stunning Kitchen/ Diner
- Family Bathroom + Additional Shower Room + Ground Floor WC
  - Rear Garden
  - Front Garden
- Ample on Street Parking





Ground Floor  
Approximate Floor Area  
471.35 sq. ft.  
(43.79 sq. m)

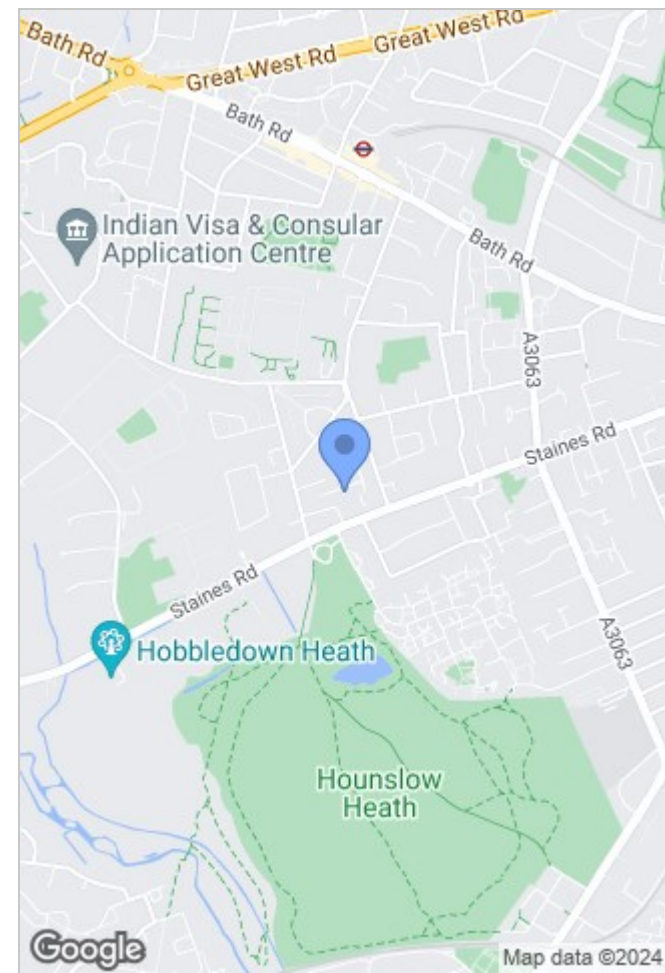
First Floor  
Approximate Floor Area  
454.12 sq. ft.  
(42.19 sq. m)

Top Floor  
Approximate Floor Area  
211.18 sq. ft.  
(19.62 sq. m)

Total Gross Internal Area  
1136.66 sq. ft.  
(105.60 sq. m)

Tivoli Road, Hounslow, TW4

Illustration for identification purposes only, measurements are approximate, not to scale.



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			
<b>England &amp; Wales</b>		69	84
	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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		