



Tivoli Road, Hounslow, TW4 6AA
Guide Price £525,000

DBK
ESTATE AGENTS



Welcoming a beautifully extended terrace property, offering a perfect blend of space and style with NO ONWARD CHAIN!

This three-bedroom home features a spacious master bedroom complete with fitted wardrobes and a private WC for added comfort. The inviting through lounge creates a warm atmosphere for both relaxation and entertaining while the modern extended kitchen/diner provides ample room for family gatherings. The chic ground floor shower room/WC adds a contemporary touch and practicality for busy households.

The lengthy rear garden is ideal for outdoor entertaining and benefits from rear gated access. The front garden provides off-street parking for added convenience.

This property also offers potential for further extension (subject to planning permission), allowing you to tailor the space to your needs.

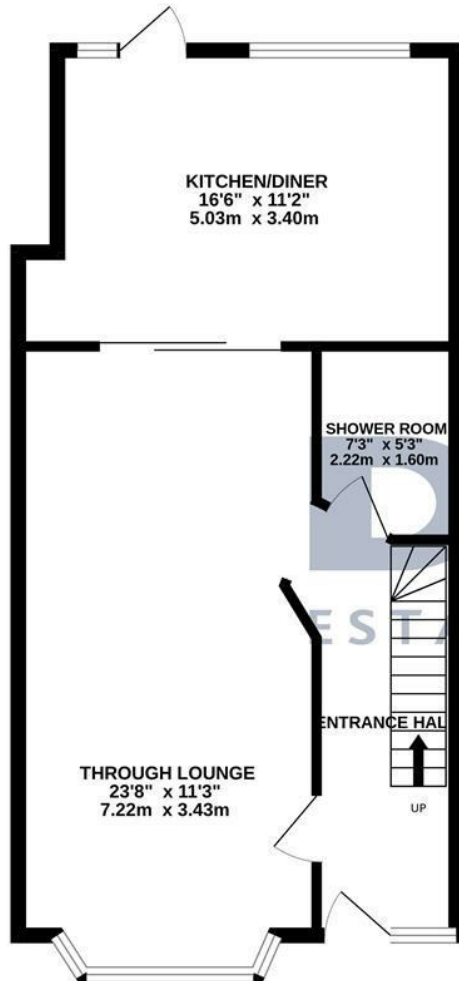
Appropriately sited within a short walk to the buzzing Hounslow West Bath Road this property does not lack amenities and transport links to London Heathrow Airport and Central London via Hounslow West Underground Station. The property also falls within the catchment for local reputable schools and for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

Key Features

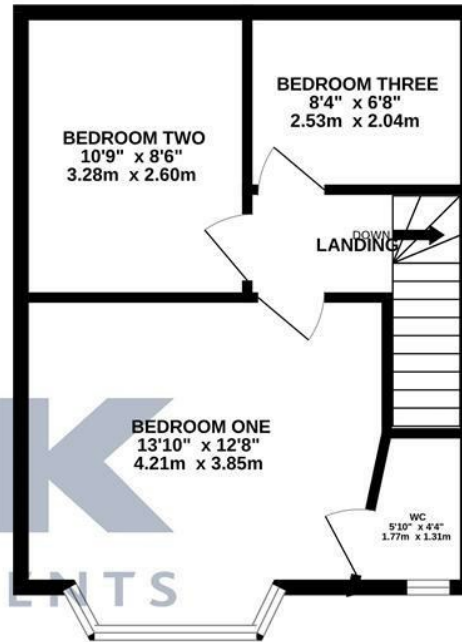
- No Onward Chain
- Extended Terrace Property
- Three Bedrooms (Master Bedroom with Fitted Wardrobes + WC)
 - Through Lounge
 - Extended Modern Kitchen/ Diner
 - Chic Ground Floor Shower Room/ WC
 - Lengthy Rear Garden with Rear Gated Access
- Front Garden for Off Street Parking
 - Potential to Extend (stpp)
- Walking Distance to Hounslow West Station



GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.

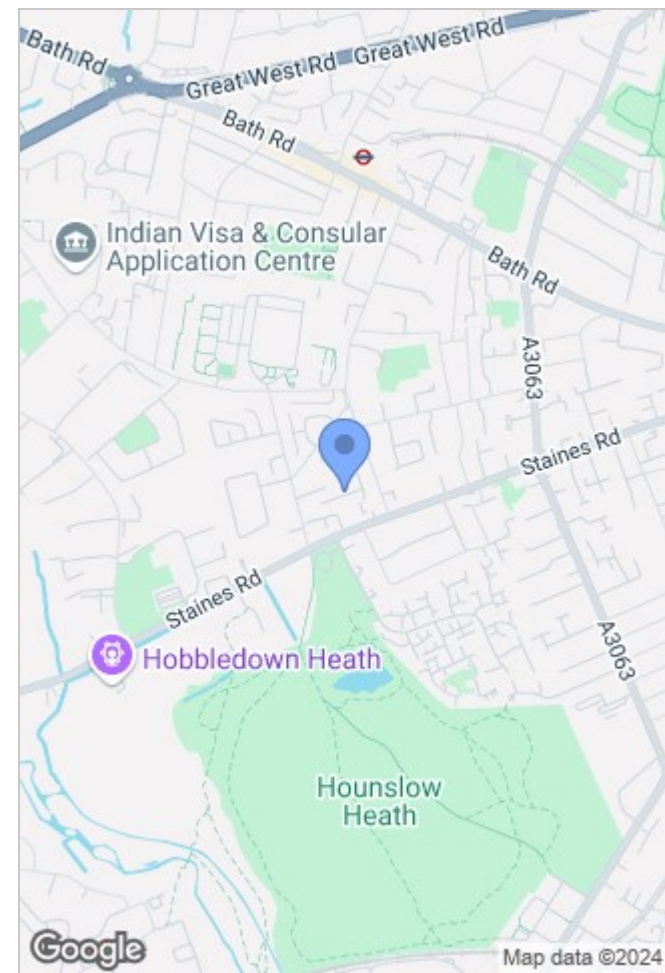


1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(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	

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