



**Avondale Gardens, Hounslow, TW4 5EU**  
**Guide Price £579,950**

**DBK**  
ESTATE AGENTS





This spacious recently extended semi-detached property, offered with NO ONWARD CHAIN provides a versatile and well-proportioned living space spanning approximately 1,564 square feet.

With three generously sized bedrooms and two inviting reception rooms, complemented by a separate dining room, the home offers ample space for comfortable family living. The kitchen is functional and well-suited for everyday use, while the converted garage has been thoughtfully adapted to serve as an office, reception room or an optional fourth bedroom. The property features a family bathroom on the first floor and a new convenient ground floor shower room, catering to modern household needs.

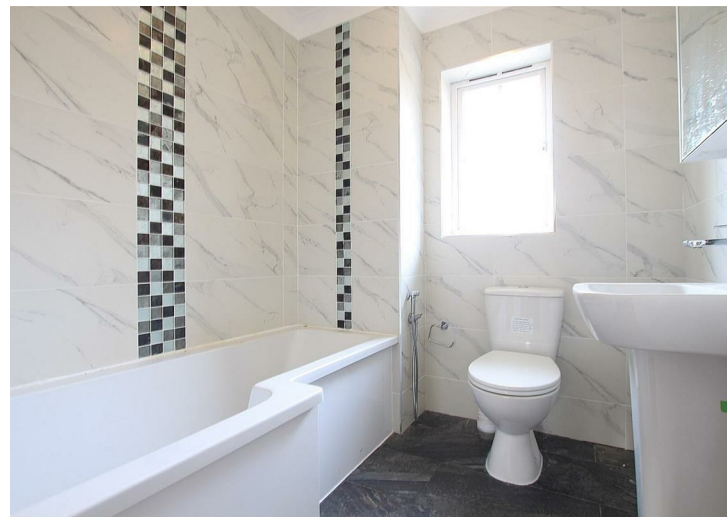
The rear garden is an ideal space for relaxation or entertaining, enhanced by an outbuilding that offers additional utility. The front garden includes off-street parking, while on-street parking is also readily available without the need for a permit.

Located on this prime location the property lies in the midst of Staines Road and Hanworth Road providing an ample array of local amenities and excellent transport links via Hounslow Overground Station and Hounslow Central Station. There are also ample bus links for routes around town, towards Heathrow and neighbouring areas. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED.



## Key Features

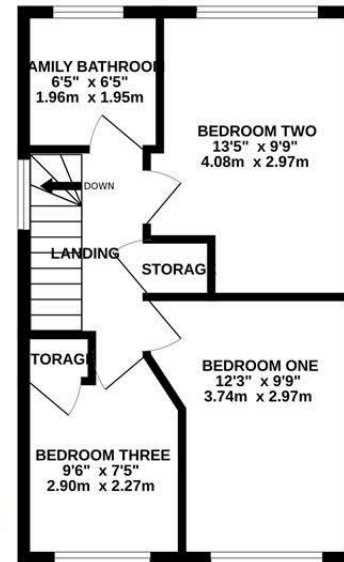
- No Onward Chain
- Recently Extended Semi-Detached Property Circa 1,564 Sq.Ft
- Three Bedrooms
- Ample Living Space with Two Reception Rooms + Dining Room
  - Kitchen
- Garage Converted for Use of a Home Office/ Reception Room or Bedroom Four
- Family Bathroom + Recently Made Ground Floor Shower Room
  - Rear Garden with Out Building
  - Front Garden with Off Street Parking
  - On Street Parking Available (No Permit Required)



GROUND FLOOR  
892 sq.ft. (82.8 sq.m.) approx.

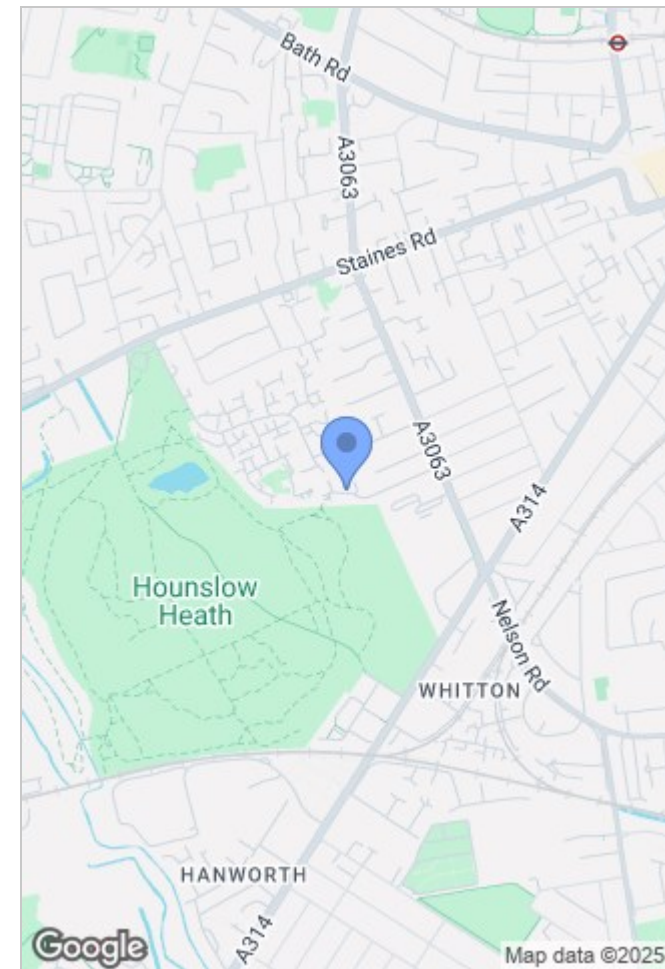


1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1290 sq.ft. (119.8 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			
(81-91) B			
(69-80) C			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	