

**Shaw & Co**  
ESTATE AGENTS

**£545,000**

**Catherine Gardens**

Hounslow, TW3 2PW

## PROPERTY SUMMARY

Shaw & Co proudly introduces this exquisite 3-bedroom semi-detached house on Catherine Gardens. The first floor hosts three generously proportioned bedrooms and a stylish bathroom, while the ground floor showcases two separate bright reception rooms and a well-appointed kitchen.

This property offers exciting potential for extension to the side, rear, and loft (subject to planning permission).

Perfectly positioned on the Hounslow/Isleworth borders, Catherine Gardens enjoys the advantage of convenient Hounslow tube links, with both Hounslow and Isleworth mainline stations in close proximity.

3



1

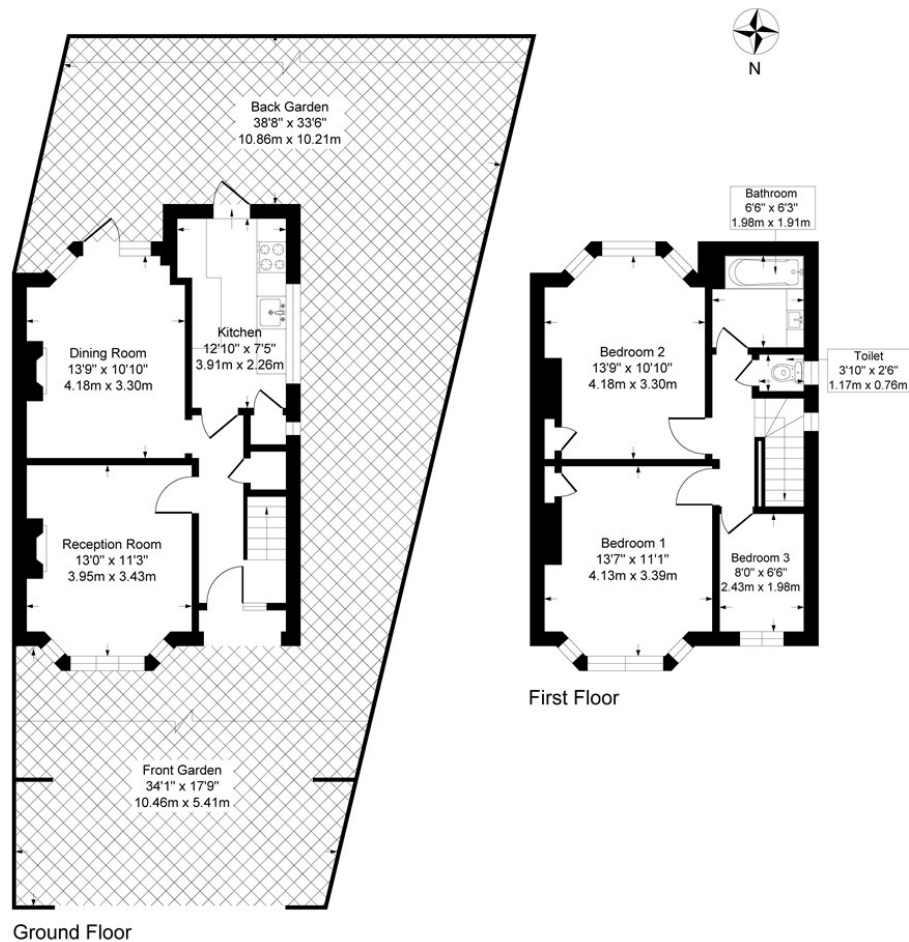


2





Approximate Gross Internal Area  
926 sq ft - 86 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

**LOCAL AUTHORITY**  
Hounslow London Borough Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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