

**£509,950**

**Park Road**

Hounslow, TW3 2HB

## PROPERTY SUMMARY

This original 1930s semi-detached 3-bedroom home, requiring modernisation throughout, offers a large garden and private garage, providing excellent potential for transformation into a charming family residence. The ground floor features two spacious lounges and a separate kitchen, while the first floor includes three comfortable bedrooms, loft access with the potential for conversion (stpp), and a bathroom. Ideal for investors or developers looking to add their personal touch and create a bespoke home.

3



1

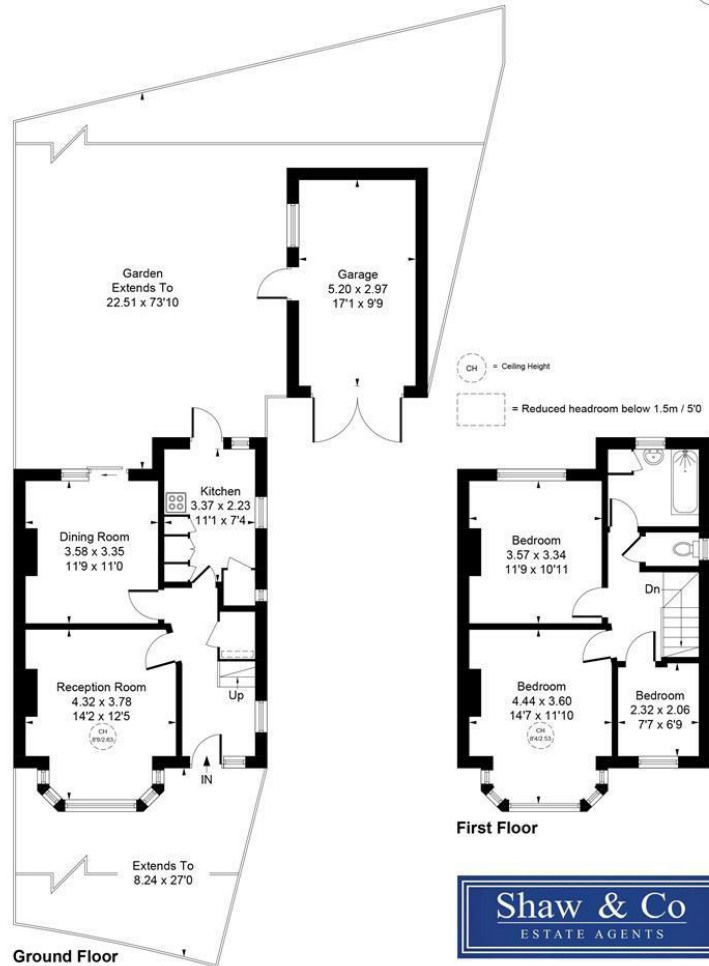


2





Approximate Gross Internal Area = 90.63 sq m / 976 sq ft  
 Garage = 15.98 sq m / 172 sq ft  
 Total = 106.61 sq m / 1148 sq ft



Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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**LOCAL AUTHORITY**

**TENURE**  
 Freehold

**COUNCIL TAX BAND**

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	
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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