

£450,000

Holly Road

Hounslow, TW3 1UN

PROPERTY SUMMARY

An exceptional opportunity to own this contemporary detached home, built in 2019 and still benefiting from the remaining NHBC building warranty. This freehold property spans approximately 743 sq.ft, thoughtfully designed for practical modern living.

The ground floor features a generous formal lounge, complete with bi-folding doors opening onto a private rear garden—perfect for entertaining or relaxing in privacy. The kitchen/dining area is spacious and well-appointed, and there's also a convenient downstairs W/C.

Upstairs, you'll find a super-sized double bedroom with built-in wardrobes and a stylish en-suite shower room.

Externally, the home boasts secure gated parking for up to two vehicles, gated side access, and a secluded garden.

This property is perfect for first-time buyers, professional couples, or those downsizing without compromising on style.

Location Highlights: Just minutes from Hounslow High Street
8-minute walk to Hounslow Rail Station (direct to London Waterloo)
11-minute walk to Hounslow Central Tube Station (Piccadilly Line)

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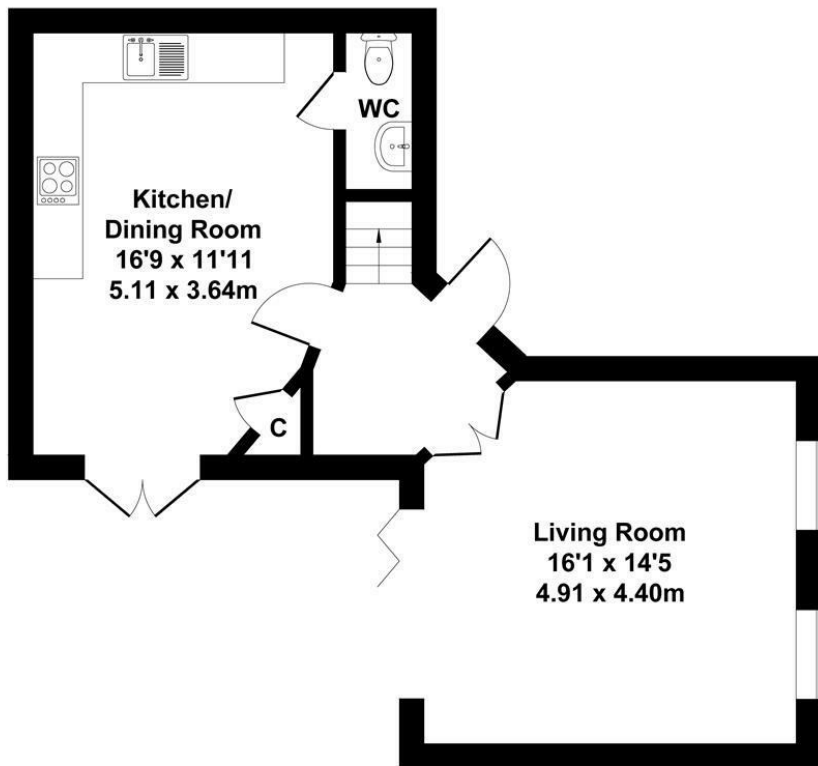




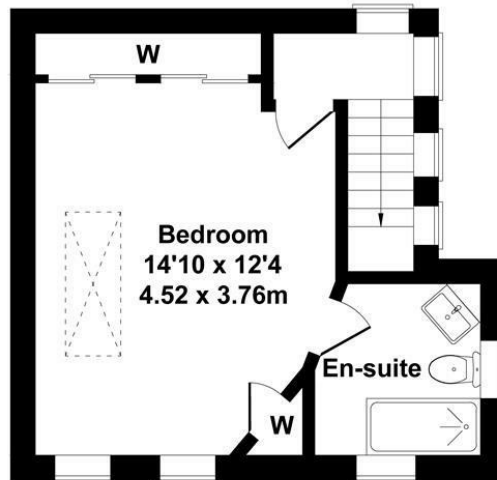


Holly Road Hounslow, TW3

Approximate Gross Internal Area
743 sq ft - 69 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

LOCAL AUTHORITY

Hounslow

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 (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs | 94 |
| | 80 |
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| 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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