



Avenue Crescent | Hounslow | TW5 9RE

£635,000

Presenting a fantastic opportunity for families and investors, this spacious 3-bedroom semi-detached house offers a blend of comfort, convenience, and potential. Strategically situated near Heathrow Airport, it boasts a detached brick-built games room in the rear garden, perfect for recreation or entertainment. On the ground floor, a luminous lounge with bay windows welcomes you, seamlessly flowing into an open-plan living area featuring a modern kitchen and additional seating/dining space. Adding to the convenience is a WC, while sliding patio doors lead to the tiled garden and double outbuilding. Upstairs, discover two double bedrooms, one single room, and a main bedroom with fitted wardrobes, complemented by a generously sized main bathroom with a bath. Outside, a private driveway offers parking for multiple cars, while the potential for loft development (subject to permissions) adds further value. Benefiting from easy access to major roadways and public transportation, along with its proximity to schools and amenities, this property promises a great rental yield and expansion potential. Don't miss out-schedule your viewing today.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 64 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements