

HUNTERS[®]

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Hanworth Road

Hounslow, TW3 3TU

Asking Price £425,000



Hunters Brentford is delighted to offer this well presented terraced family home situated within the heart of Hounslow. The property provides generous living space with wood floors throughout, comprising of two reception rooms on the ground floor, with the main reception room leading to a fully fitted kitchen and family bathroom. Two double bedrooms are provided on the first floor, with a further double loft bedroom. The property further benefits from a private rear garden with an outbuilding.

Hanworth Road is conveniently located within close proximity to both Hounslow railway station and Hounslow Central tube station, providing travel into Central London within 30-40 minutes. Heathrow Airport can also be easily reached by tube within 10 minutes. Hounslow High Street is just a stone's throw away, boasting an abundance of local amenities ranging from supermarkets, gyms, beauty parlours, retail shops, bars and restaurants. The M3, M4 and M25 motorways are all within easy reach too. An ideal property for first time buyers or investors, viewings are highly recommended.



HANWORTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 841 SQ FT - 78.11 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 31 SQ FT - 2.90 SQ M

APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 97 SQ FT - 9.00 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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