

457 Hanworth Road, Whitton, TW4 5LQ

Asking Price £850,000

Council Tax Band: F



An Extended Four bedroom Semi-detached house for sale situated in a popular residential location close to local amenities and excellent transport links.

The property comprises of a spacious entrance hall stairs lead to the first floor with under stair storage & doors lead to the main reception area, rear reception & Kitchen.

The Front facing reception room opens onto the extended open plan reception & Dining area, an alcove leads onto the Kitchen which has a rear door that leads on to the Patio/Rear Garden & door to the opposite end that leads back into the Hallway. The rear facing reception boasts a french door that leads into the Patio area & door that leads into an extended Ground floor shower room.

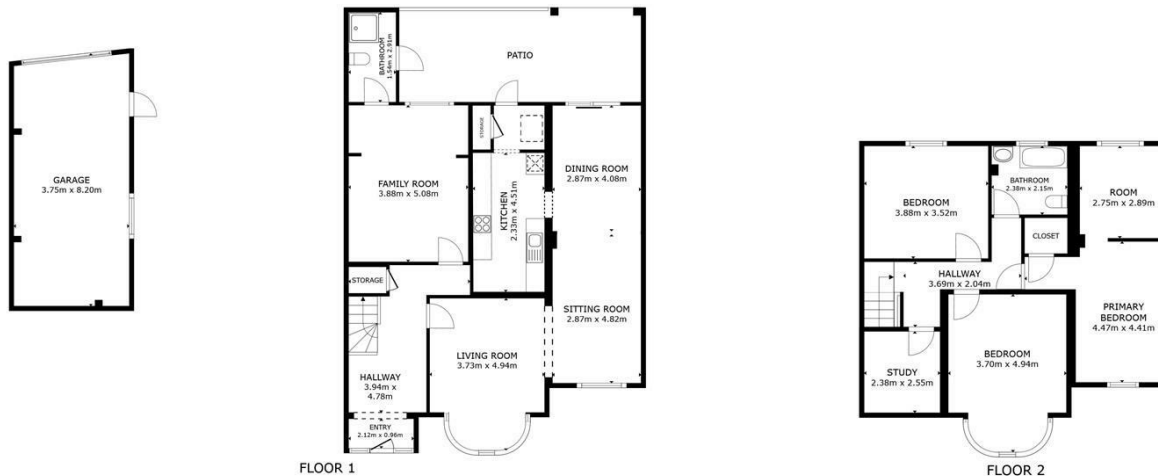
Upstairs the landing leads to the bedrooms, family bathroom & loft access. There are a total of four bedrooms consisting of a Master bedroom that utilises the space provided by the double storey side extension which boasts a dressing area/walk-in wardrobe which has potential to be converted into an additional bedroom & an en suite WC. There are two double bedrooms and a spacious single bedroom currently being utilised as a study/home office. There is also a modern three piece family bathroom.

Externally there is a gated driveway for two cars and rear garden with sheltered patio area laid to lawn & a large garage to the rear which can be accessed via the garden door or via the road facing shutter door to the side of the House. Additional benefits include Gas central heating & Double glazed window throughout.

Local amenities include popular schools, a Tesco express, convenience stores, cafes & restaurants . Commuters will benefit from convenient transport links, there are a number of bus stops and good connectivity for commuters close by, Hounslow British rail station & Hounslow High street are also approximately 0.8 miles away.



Open House London



FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 101.3 m² FLOOR 2 78.9 m²
 EXCLUDED AREAS : GARAGE 29.9 m² PATIO 24.0 m²
 TOTAL : 150.2 m²

(SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY)



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