

**£525,000**

**St. Leonards Gardens**

Hounslow, TW5 9DH



## PROPERTY SUMMARY

Shaw & Co present this home on St Leonards Gardens. Tucked away on a peaceful no-through road, this semi-detached home offers immense potential (STPP) and is available with No Onward Chain.

Spanning approximately 856 sq. ft., the property provides generously sized living spaces and presents an outstanding opportunity for renovation or expansion (subject to planning permission).

The interior includes three well-proportioned bedrooms, two reception rooms, a kitchen, and a family bathroom with a separate WC.

Outside, the property features a large rear garden with gated side access, while the front benefits from a driveway.

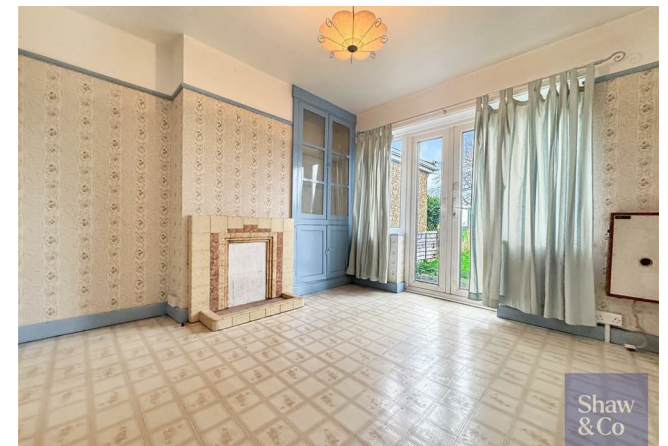
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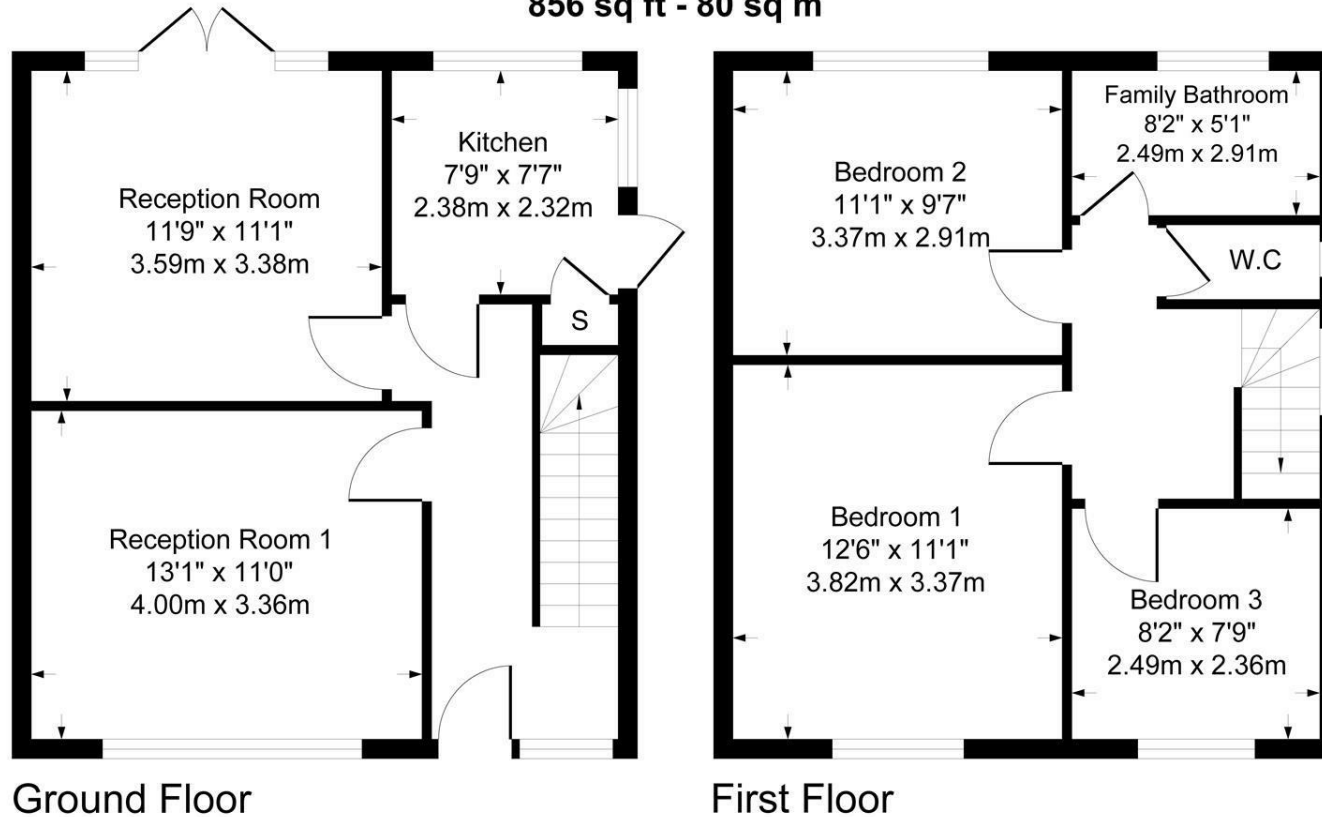








**Approximate Gross Internal Area**  
**856 sq ft - 80 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

**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		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
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

**Shaw  
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