

**£705,000**

**Marnell Way**

Hounslow, TW4 7LY



## PROPERTY SUMMARY

A stunning four bedroom semi-detached family home, offering a contemporary style of living through out. The property has been thoughtfully extended and renovated, providing ample space spanning an impressive 2,276 square feet (including the out house)

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the six meter extended kitchen, which flows seamlessly into the expansive rear extension, creating a bright and airy space perfect for family gatherings or social events. The property boasts four well-proportioned bedrooms, ensuring ample space for family or guests. The loft conversion features an en-suite bathroom, adding a touch of luxury and privacy.

The house also includes a first floor bathroom, ground floor w/c, designed with style and functionality in mind. Outside, the property offers generous parking for up to four vehicles, a rare find in this area. Additionally, the large outbuilding serves as a fantastic games room, complete with a convenient W/C, making it an excellent space for leisure activities or a home office.

This modern home is not only a comfortable living space but also a fantastic opportunity for those seeking a family-friendly environment in a vibrant community. With its blend of modern amenities and classic features, this property is sure to impress.

4

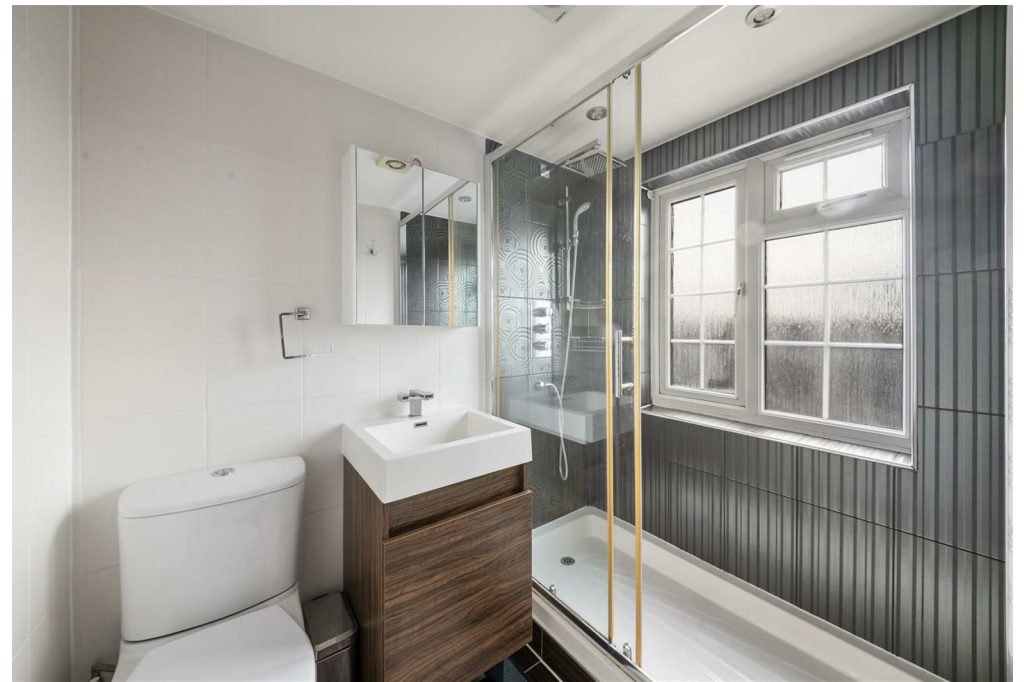


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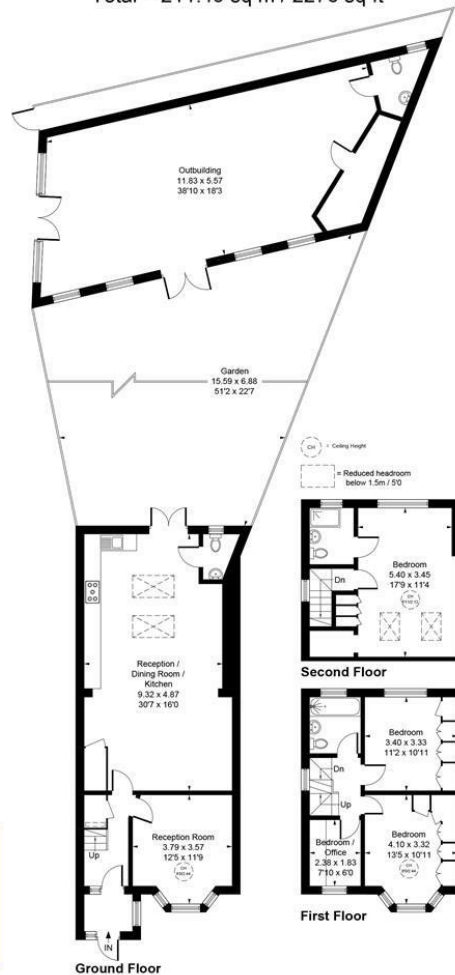
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Approximate Gross Internal Area = 137.69 sq m / 1482 sq ft  
 Outbuilding = 73.80 sq m / 794 sq ft  
 Total = 211.49 sq m / 2276 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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## LOCAL AUTHORITY

Hounslow

## TENURE

Freehold

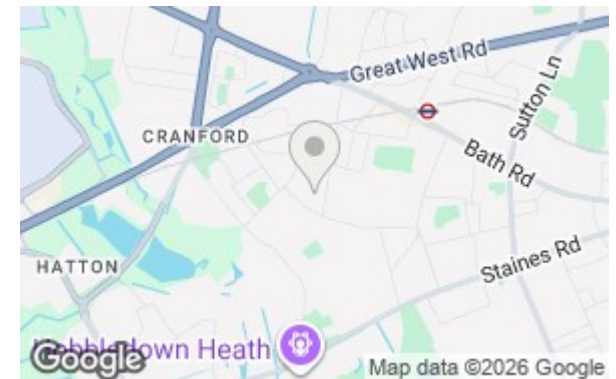
## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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