

**Shaw
& Co**
ESTATE
AGENTS

£685,000
Orchard Avenue
Hounslow, TW5 0DU

**Shaw
& Co**

PROPERTY SUMMARY

Shaw & Co present this beautifully presented property that has been finished to a high standard throughout. Upon entry, you're welcomed by a spacious hallway featuring elegant marble flooring, while the neutrally carpeted staircase enhances the sense of comfort and space.

The ground floor boasts a stylish marbled through-lounge with bi-fold doors that open into a contemporary extended kitchen and dining area. This modern kitchen is fully fitted with integrated cupboards and appliances, complemented by a striking central island and a Velux roof window that floods the space with natural light. Also located on the ground floor is a single bedroom, a utility room, a dedicated office space, and a generously sized family shower room.

Upstairs, the first floor offers a large landing leading to three well-proportioned double bedrooms and a spacious family bathroom suite.

Additional highlights include a private rear garden with a large rear anexe, off-street parking for two vehicles, gas central heating, and double-glazed windows. There is also potential to extend into the loft space, subject to planning permission.

Situated on the quiet, no-through Orchard Avenue—just off Vicarage Farm Road—the property enjoys a peaceful setting within walking distance of a variety of local amenities. Well-regarded schools such as Westbrook Primary, Springwell Infant & Nursery, and Heston Community School are all nearby. For commuters, Hounslow West Underground Station (Piccadilly Line) is easily accessible, and the A4 and M4 motorways are just moments away.

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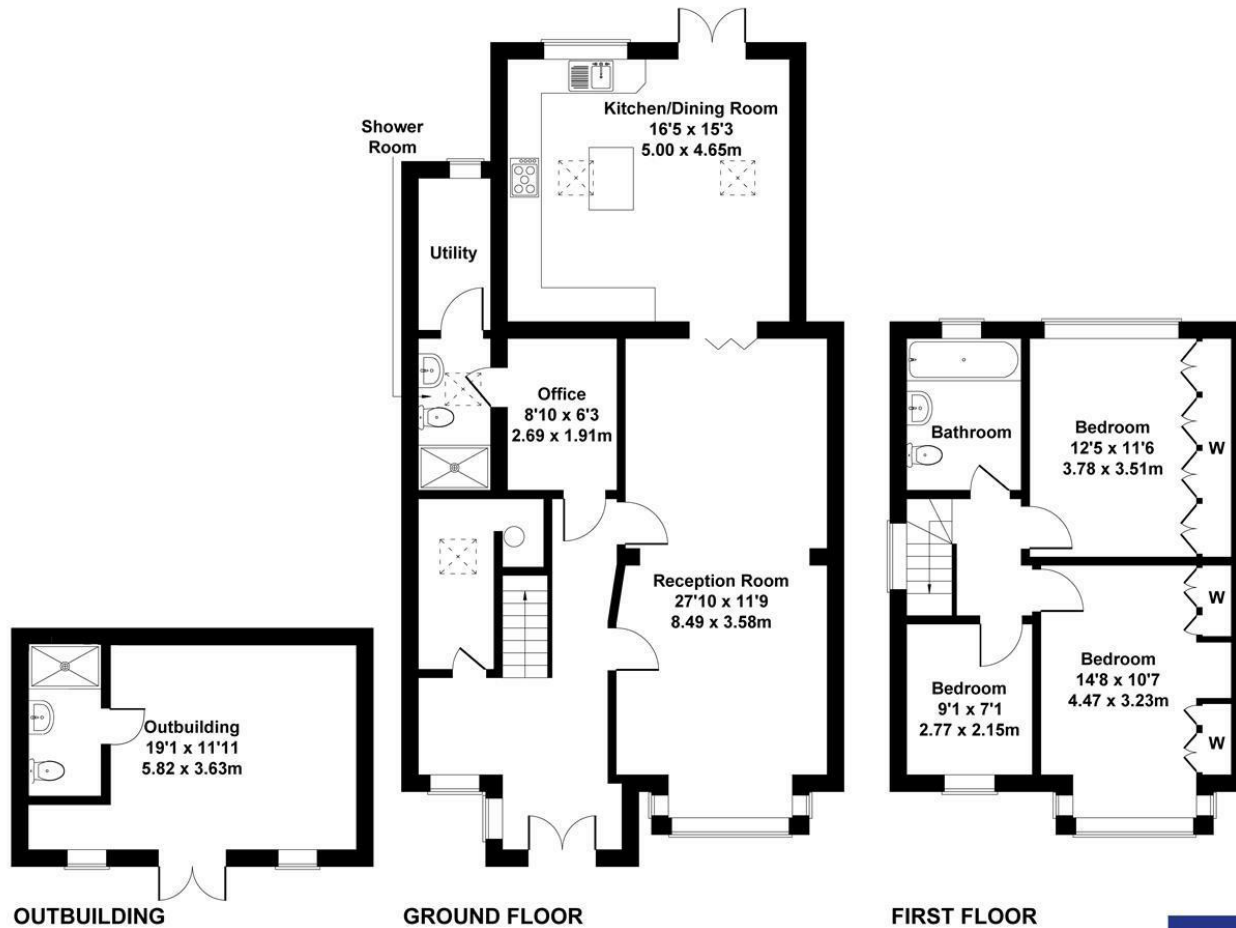
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Orchard Avenue

Approximate Gross Internal Area
1690 sq ft - 157 sq m



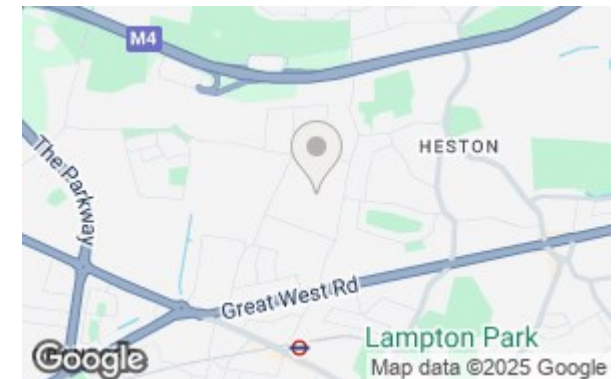
LOCAL AUTHORITY
Hounslow London Borough Council

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		
(81-91) B		
(69-80) C		
(55-68) D		
(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

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