

# SNELLERS

ESTATE AGENTS



**Hounslow Road, TW13**

**£450,000**

Substantially refurbished and extended to the rear by the current owners is this well presented mid terraced period family home offering approximately 850 sq ft of accommodation over two floors. The property still offers the potential, subject to planning permission, to extend into the loft space.



The ground floor accommodation consists of an entrance porch, an entrance hall with staircase leading to the first floor landing, a bay fronted reception room currently used as a living room with a feature fireplace, a second reception room currently used as a dining room with an understairs storage cupboard, a fitted kitchen with a uPVC double glazed door leading to the rear garden, a double bedroom/third reception room and a modern shower room.

The first floor accommodation consists of a landing, a bay fronted double bedroom with a recessed fitted wardrobe, a large single bedroom and a modern family bathroom.

Outside to the front is garden which is laid to patio. To the rear is a west facing garden which is laid to patio, a part glazed door provides access to a 209 sq ft detached garage which is accessed from a rear service road.

Hounslow Road is situated on the Hanworth/Hampton border and is located within easy reach to Hanworth Park, local shops, bus routes and the A316/M3 motorway providing access into Central London and out onto the M25 motorway. It also falls within the catchment area for many highly rated local schools.

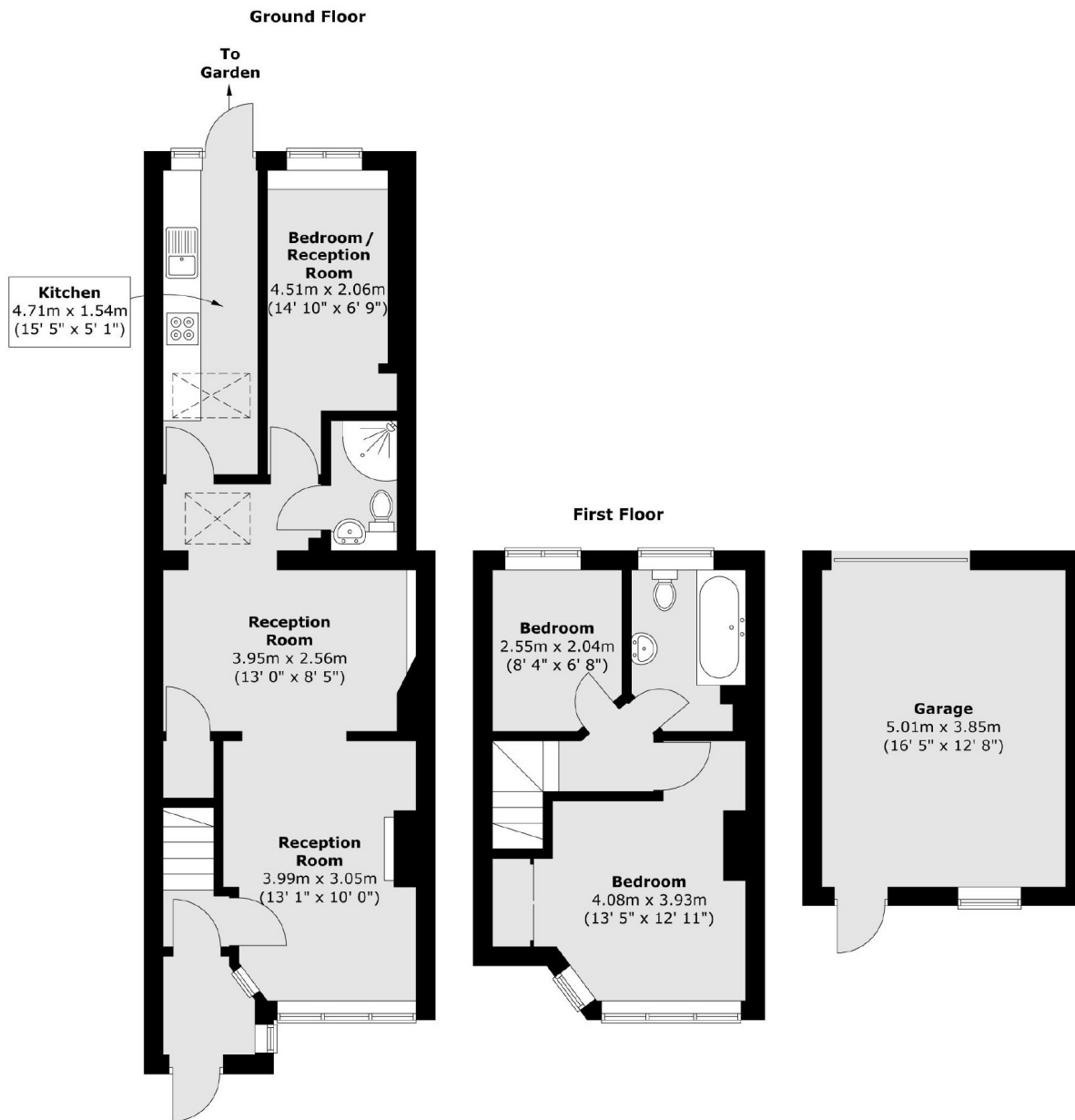
- Three/Two Bedrooms • Two/Three Reception Rooms • Fitted Kitchen •
- Ground Floor Shower Room • First Floor Bathroom • West Facing Garden & Garage •





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Total area (approx.) : 78.1 sq. m (841 sq. ft)  
Total garage area (approx.) : 19.4 sq. m (209 sq. ft)

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