

# SNELLERS

ESTATE AGENTS

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**Conway Road, TW13**

**£525,000**

**\*\*OFFERS OVER\*\*** A well presented semi-detached bungalow which has been extensively refurbished and extended by the current owners to offer approximately 1,300 sq ft of accommodation over two floors.





The ground floor accommodation consists of an entrance hall with storage cupboards and a staircase leading to the first floor landing, two reception rooms incorporating distinct living and dining areas, a small conservatory with uPVC double glazed French doors leading to the rear garden, a bay fronted double bedroom with fitted wardrobes, a single bedroom with fitted wardrobes and a modern family shower room.

The first floor accommodation consists of a landing, a double bedroom with fitted wardrobes, a second double bedroom with a fitted wardrobe and eaves storage space and a separate modern family shower room.

Outside to the front is block brick hardstanding providing off street parking for two vehicles, accessed via a shared driveway, a gate provides access to the rear. To the rear is a garden which is laid to block brick hardstanding with a brick built storage shed.

Conway Road is a popular residential road located on the Hampton/Hanworth border and is conveniently situated for Bear Road recreational ground and an array of local shops including a Tesco Express, Boots Pharmacy and a Post Office. The property provides easy access onto the A316/M3 motorway leading into Central London and out onto the M25 motorway.

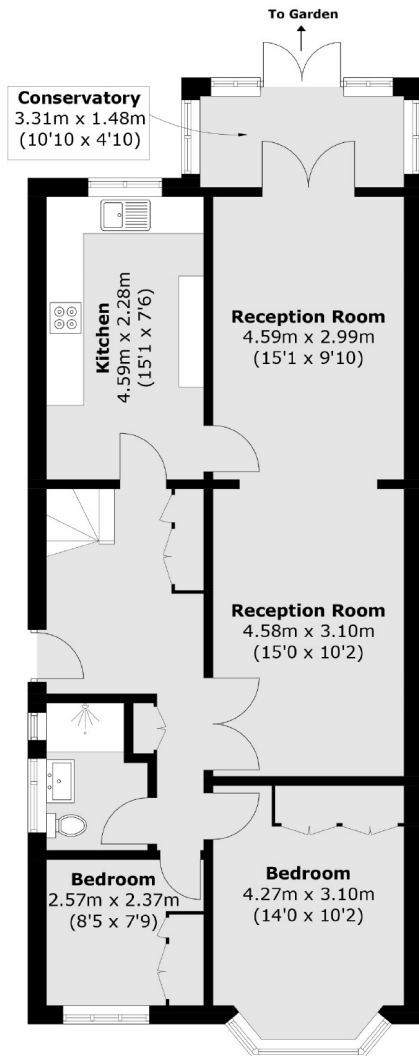
- Four Bedrooms • Two Reception Rooms • Fitted Kitchen •
- Bathroom & Shower Room • Off Street Parking • Rear Garden •



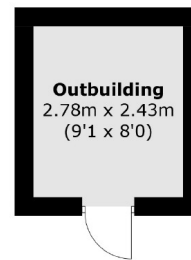


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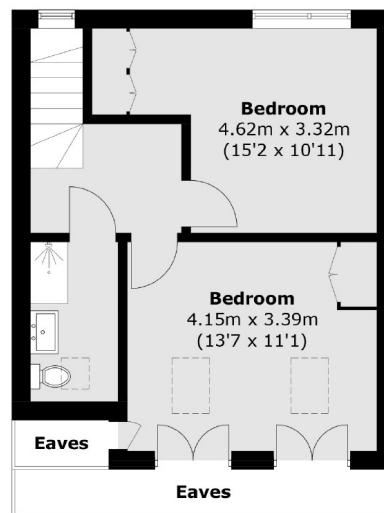
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**Ground Floor**



(Not Shown In Actual  
Location / Orientation)



**First Floor**

Total area (approx.): 120.7 sq. m (1299.2 sq. ft)  
(Excluding Eaves)  
Outbuilding area : 6.8 sq. m (73.1 sq. ft)

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