

# HUNTERS<sup>®</sup>

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Sutton Road

Hounslow, TW5 0PL

Asking Price £350,000

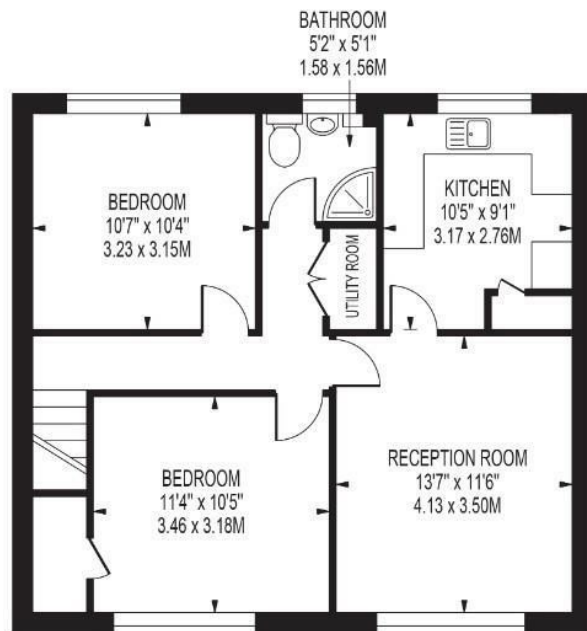


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## SUTTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 677 SQ FT - 62.90 SQ M



FIRST FLOOR



GROUND FLOOR  
ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Nestled in a highly desirable part of Hounslow, this charming two-bedroom flat offers an ideal blend of comfort and convenience. Spanning an impressive 677 sq ft, the property is positioned on the first floor and benefits from its own private ground-floor entrance hallway.

The accommodation features a generous reception room, perfect for relaxing or entertaining. A separate, well-proportioned kitchen provides ample space for cooking and dining. Both bedrooms are comfortable doubles, with one benefiting from built-in storage to maximise practicality. The family bathroom is well appointed, with a useful utility space in the hallway that further enhances the functionality of the home.

A rare advantage in this urban setting is the inclusion of off-road parking and a private garage, offering excellent storage or secure vehicle space. The flat is offered to the market with no onward chain. Making it an attractive option for first-time buyers and investors alike.

Location is a key highlight. Hounslow West Underground Station (Piccadilly Line) is within easy reach, providing superb transport links to Central London and Heathrow Airport. Families will appreciate the proximity to reputable schools, local parks, and leisure facilities, ensuring a well-rounded lifestyle. A wide selection of shops, supermarkets, and restaurants are also just moments away, catering to everyday needs.

This delightful flat presents an excellent opportunity for those seeking a comfortable home within a vibrant and well-connected community. Early viewings are highly recommended.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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