



Grove Road, Hounslow, TW3 3PZ
Offers Over £425,000

A two bedroom semi-detached house situated in the Heart of Hounslow within walking distance of Hounslow Town Centre. Hounslow Central tube station, bus routes, local shops and schools are all close by and within the catchment area of Heathland School. The accommodation comprises, on the ground floor, through lounge/diner and re-fitted kitchen with hob and oven, on the first floor two double bedrooms and modern bathroom suite with shower unit, outside front and rear gardens backing onto Grove Road School playing fields. The property also benefits from double glazed windows and central heating. Owed by the current owners for just over 40 years, an internal viewing is strongly recommended.

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Through Lounge/Diner

Front aspect double glazed window, radiator, wood flooring, power points, further radiator, double glazed rear aspect window, two understairs storage cupboards, stairs to first floor.

**Re-Fitted Kitchen**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor

mounted units, built-in hob and oven with extractor hood, space for fridge/freezer, part tiled walls, tiled flooring, rear aspect double glazed window, spotlights, double glazed door to garden.

First Floor Landing

Side aspect double glazed window, power points, wood flooring, access to loft space, doors to rooms.

Bedroom One



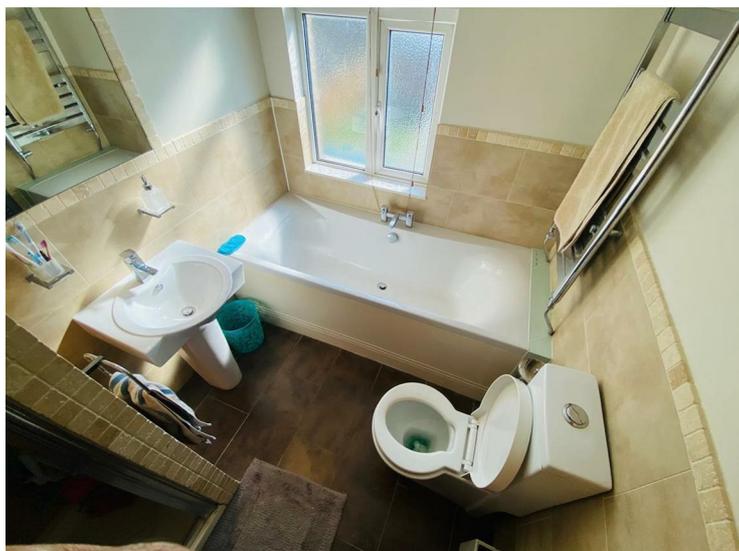
Front aspect double glazed window, wood flooring, power point, radiator.

Bedroom Two



Rear aspect double glazed window, radiator, wood effect flooring, door to...

Modern Bathroom/Shower



Modern white suite comprising panel enclosed bath with mixer tap, low level w/c, tiled enclosed shower cubicle with wall mounted shower unit, part tiled walls, tiled flooring, heated towel rail, spotlights, rear aspect double glazed window, built-in cupboard.

Outside

Rear Garden

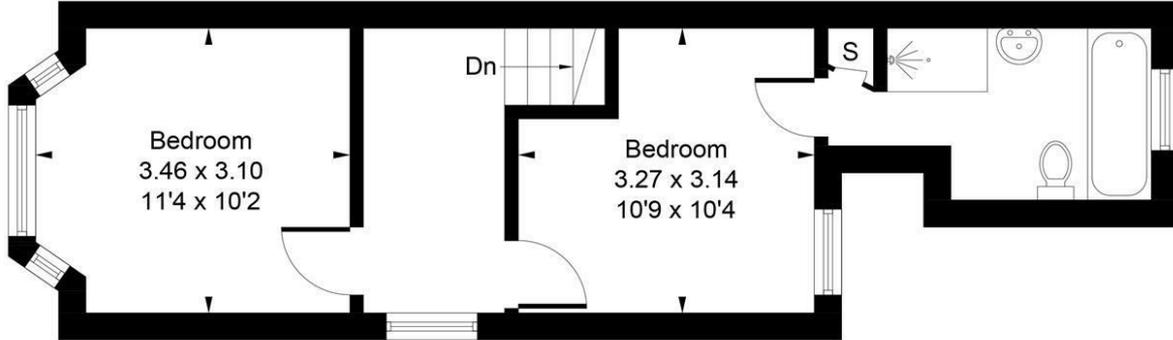


Concrete area, leading onto laid to lawn area backing onto school playing field, side access.

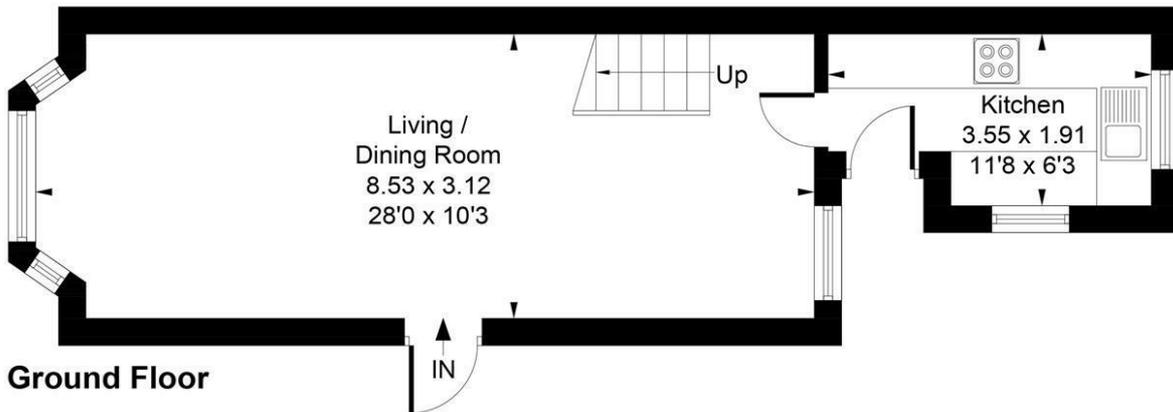


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Approximate Gross Internal Area
65.15 sq m / 701 sq ft



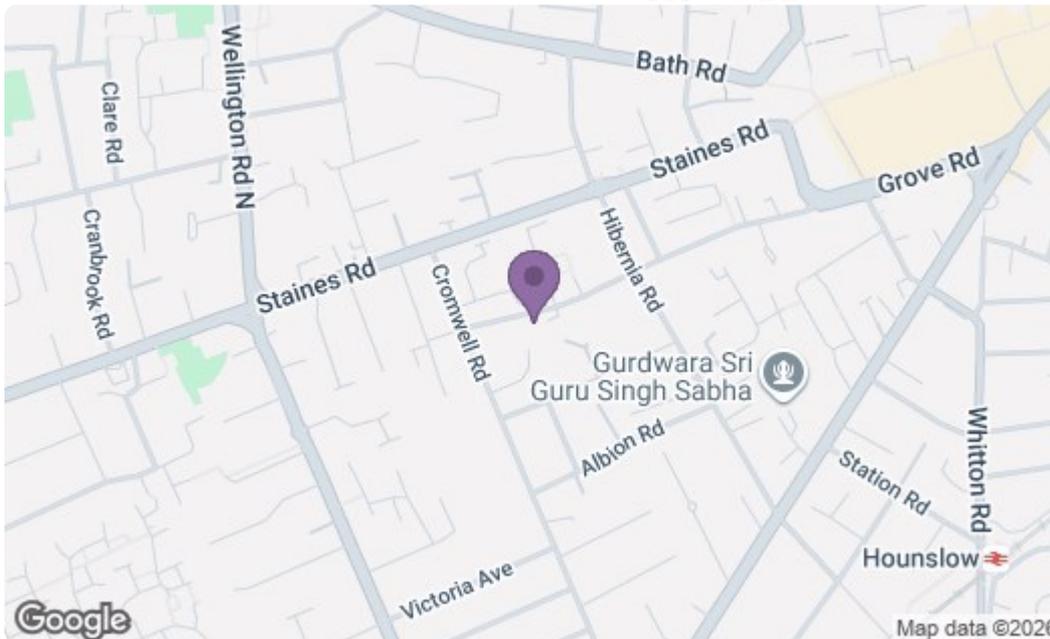
First Floor



Ground Floor

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 purchase.

Produced by jcphotographystudio.com



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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