

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Cromwell Road

Hounslow, TW3 3QJ

Asking Price £625,000





## CROMWELL ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1168 SQ FT - 108.53 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 128 SQ FT - 11.88 SQ M



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 on the desirable Cromwell Road in Hounslow, this charming extended semi-detached family home offers a perfect blend of space and modern living. Extending over three floors and with opportunity to further extend subject to planning permission, this property is ideal for families seeking comfort and convenience.

The ground floor comprises of a welcoming reception room and a separate dining area perfect for entertaining guests or enjoying family meals. The dining room seamlessly flows into a modern, well-equipped kitchen that leads to a family bathroom, complete with a separate WC, ensuring practicality for busy households.

The first floor boasts three generously sized bedrooms, with one featuring a private ensuite, providing a touch of luxury and privacy. Ascend to the second floor, where you will discover a spacious double bedroom accompanied by an additional bathroom and useful eaves storage, making it an excellent retreat for older children or guests.

Outside, the property is complemented by a private rear garden, offering ample space for outdoor activities and relaxation, along with side gated access for added convenience. The front garden provides off-street parking for two vehicles, a valuable asset in this bustling area.

Cromwell Road is ideally situated within walking distance of Hounslow Central tube station and Hounslow railway station, ensuring excellent transport links to London and beyond. Families will also appreciate the proximity to reputable local primary and secondary schools, making this home a perfect choice for those looking to settle in a vibrant community. This property truly represents a wonderful opportunity for modern family living in a prime location, 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.