



**The Greenway, Hounslow, TW4 7AJ
Offers Over £550,000**

This extended semi-detached family home is ideally situated just off Wellington Road North, tucked away in a quiet cul-de-sac location while still offering excellent access to Staines Road and Bath Road, providing convenient transport links. Local shops, schools and everyday amenities are all within easy reach. The well-proportioned accommodation comprises, on the ground floor, a welcoming reception room, an extended second reception room offering additional living or dining space, and an extended kitchen providing ample room for family living and entertaining. Upstairs, the first floor features three bedrooms and a family bathroom. Externally, the property benefits from a private rear garden, ideal for outdoor relaxation, and to the front, a driveway providing off-street parking. Further benefits include double glazed windows, central heating, and the advantage of being offered for sale with no onward chain.

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Entrance Hallway

Side aspect double glazed window, understairs cupboards, stairs to first floor and door to rooms.

Reception One

Front aspect double glazed window, radiator.

Reception Two

Power point, coving, through to...

Extended Room

Double glazed sliding patio door to garden, radiator.

Extended Kitchen

1 1/2 bowl 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 below, cooker hood, space for washing machine and fridge/freezer, part tiled walls, side aspect double glazed window, wall mounted boiler, door to garden.



First Floor Landing

Side aspect double glazed window, access to loft space and doors to rooms.

Bedroom One



Front aspect double glazed window, radiator, wall to wall wardrobes.

Bedroom Two



Rear aspect double glazed window, radiator.

Bedroom Three



Rear aspect double glazed window, radiator.

Bathroom



White suite comprising panel enclosed bath, pedestal wash hand basin, low level w/c, part tiled walls and tiled flooring.

Outside

Rear Garden



Paved patio area, rest laid to lawn, side access.

Front

Own driveway with block paved area.

Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to verify any information for you. All measurements have been taken by a sonic tape and should not be relied upon for their accuracy and could be subject to a small margin of error.

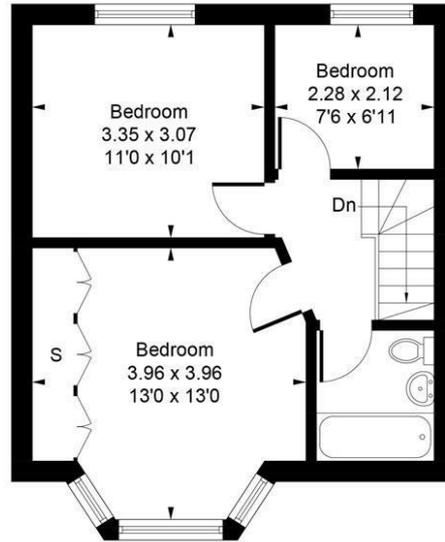


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Approximate Gross Internal Area
96.47 sq m / 1038 sq ft



Ground Floor



First 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	60	
(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		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
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