



40 Norman Crescent, Hounslow, TW5 9JS

Offers in excess of £340,000

Goodmove present this excellent opportunity to acquire this spacious four-bedroom mid-terrace family home extending to approximately 947 sq ft, offered for sale with tenant in situ, making it an ideal investment purchase with immediate rental income.

Situated in a well-established residential location in Hounslow, the property offers generous accommodation throughout, bright reception rooms, fitted kitchen, four well-proportioned bedrooms and family bathroom accommodation. The property also benefits from a private rear garden.

Norman Crescent is conveniently located within easy reach of Hounslow town centre and offers excellent access to local shops, supermarkets, schools and parks. The property is well served by nearby bus routes and road links including the A4, M4 and M25, providing easy access to Heathrow Airport, Central London and surrounding areas. Nearby Underground and rail services offer convenient commuting options. The area continues to be popular with both owner-occupiers and tenants due to its excellent connectivity and local amenities.

The property is currently let to tenants who wish to remain, providing an attractive opportunity for landlords seeking a ready-made investment. Please note the images were taken prior to the tenants moving in.

The property has been attractively priced to promote a quick sale and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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



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