

**Shaw
& Co**
ESTATE
AGENTS



£599,999

Vicarage Farm Road

Hounslow, TW5 0AQ

PROPERTY SUMMARY

Chain Free- Three Bedroom Family Home in Vicarage Farm Road, Heston.

This well maintained three bedroom family home is offered to the market chain free , making it an ideal purchase for both families and investors alike.

The ground floor is bright & welcoming, featuring a spacious through lounge that offers excellent flexibility for family living and entertaining. The fitted kitchen comes complete with integrated appliances and provides access to the good sized rear gardens. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property offers three well proportioned bedrooms along with a family bathroom , all presented in good order throughout.

Positioned in a vibrant location, the property benefits from immediate access to a wide range of transport links, local shops, cafes & restaurants. Well regarded Schools are also nearby. The property further benefits from excellent scope for extension, subject to usual planning consents, offering buyers the opportunity to add value and tailor the home to their needs.

Early viewing is highly recommended!

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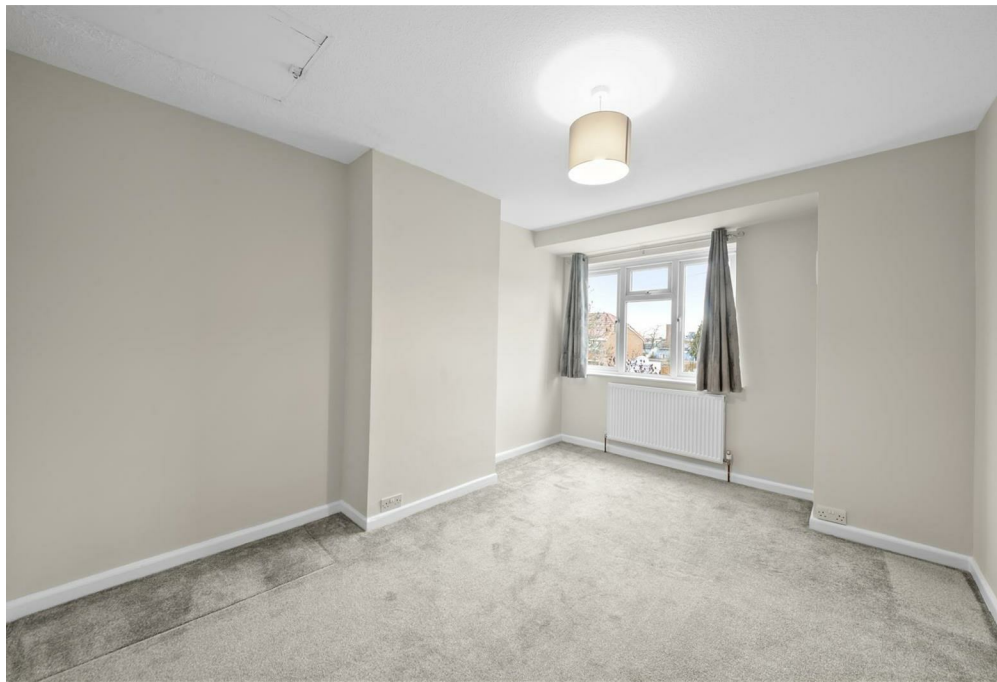


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Approximate Gross Internal Area = 105.82 sq m / 1139 sq ft
 Garage = 15.76 sq m / 170 sq ft
 Total = 121.58 sq m / 1309 sq ft



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 purchaser.
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LOCAL AUTHORITY

Hounslow

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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OFFICE ADDRESS
 10 Central Parade
 New Heston Road
 Heston
 Middlesex
 TW2 0LJ

OFFICE DETAILS
 0208 570 7258
 heston@shawandcoestates.com