



barnard marcus

Grove Road, Hounslow TW3 3PT


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marcus**

welcome to

Grove Road, Hounslow

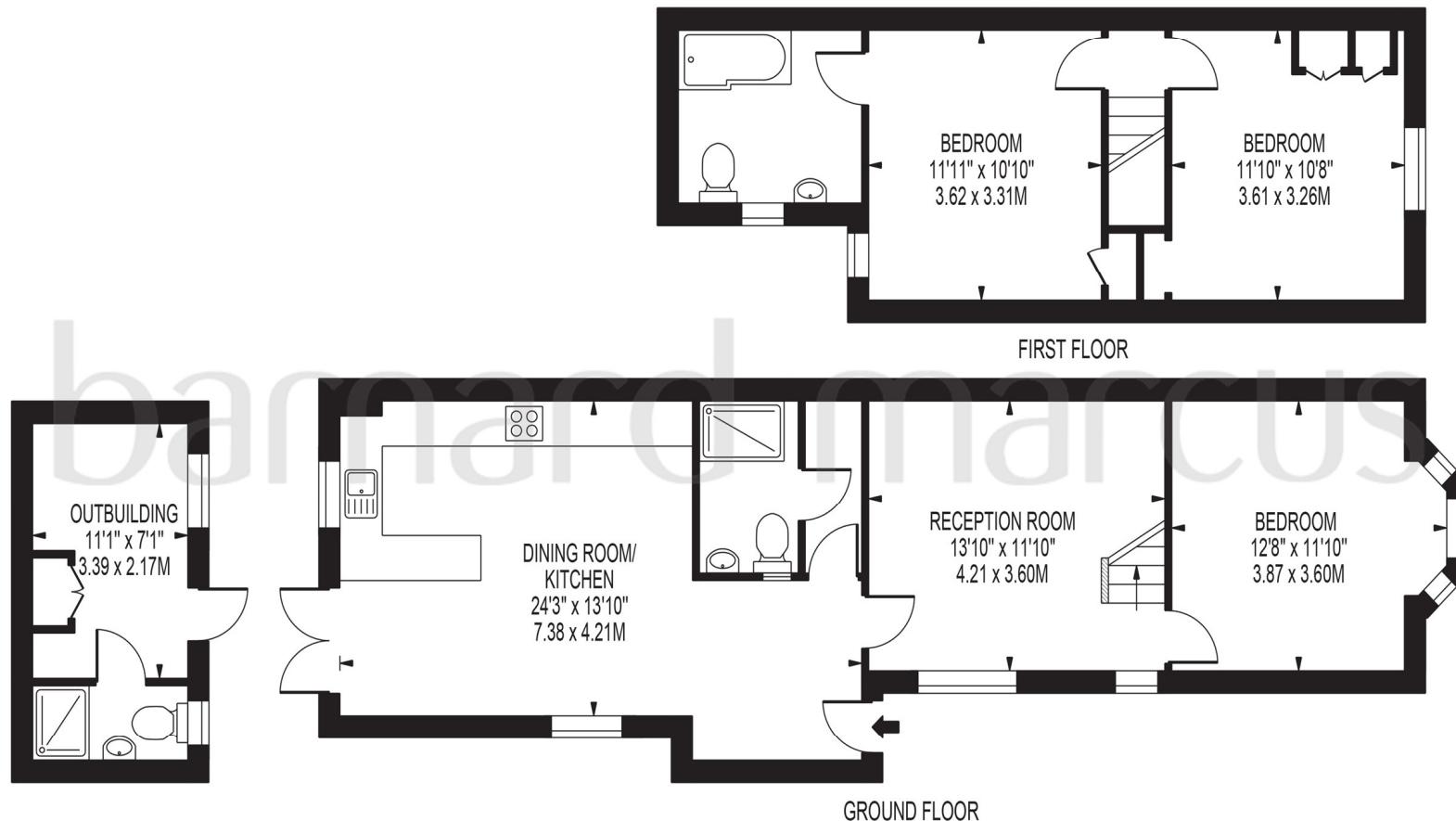
A stunning three-bed Hounslow home, fully refurbished with modern kitchen, three stylish bathrooms, new electrics, plumbing, roof, windows, and insulation. Bright extension and underfloor-heated garden room offer versatile living. Close to schools, parks, shops, and Tube for effortless city access.



GROVE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1018 SQ FT - 94.61 SQ M
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 106 SQ FT - 9.85 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

This stunning three bedroom home on Grove Road in Hounslow has been fully refurbished throughout and is ready to move straight into. Finished to a high standard, the property offers modern living with a bright rear extension featuring a brand new kitchen complete with integrated appliances, along with three stylish bathrooms. The house has been completely updated with new electrics, plumbing, radiators, flooring and windows, as well as a new boiler and a full rewire to meet current regulations. The walls have all been replastered, giving the property a fresh and modern feel. A new roof has been fitted across the main house, extension and garden room, while external wall insulation has been added for improved energy efficiency. The garden room also benefits from underfloor heating, making it a perfect home office or extra living space. With all the hard work already done, this beautiful home is ideal for families looking for a stylish property in a convenient Hounslow location.

Situated in the heart of Hounslow, this home offers excellent connections to the city with Hounslow Central and Hounslow West Underground stations just a short walk away. Families benefit from nearby reputable schools such as Hounslow Heath Junior School and Lampton School, while local parks, shops, cafes, and leisure facilities provide everything needed for convenient living.

welcome to

Grove Road, Hounslow

- 3 BEDROOM
- SEMI-DETACHED
- 3 REFURBISHED BATHROOMS
- GARDEN ROOM W/ HEATING
- NEW PLUMBING
- STRIPED, SKIMMED AND REPLASTERED WALLS
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- REAR EXTENSION WITH KITCHEN AND INTEGRATED APPLIANCES

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£535,000



view this property online barnardmarcus.co.uk/Property/FEL113146



Property Ref:
FEL113146 - 0006

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



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