

**Shaw  
& Co**  
ESTATE  
AGENTS

**£594,950**

**The Crossways**

Hounslow, TW5 0JJ

## PROPERTY SUMMARY

Offering excellent potential for buyers looking to create a home to their own taste, this three bedroom semi detached property provides generous accommodation arranged over two floors and benefits from a driveway and good sized rear garden.

The property requires modernisation & improvement throughout, making it an ideal opportunity for those looking for a renovation project or a home they can update and personalise over time. The ground floor comprises an entrance hall, front reception room and spacious kitchen/dining room, which leads to the garden. Upstairs are three well proportioned bedrooms and a family bathroom.

Situated in an established residential location in Heston, the property is well placed for local amenities, schools and transport connections, making it particularly suitable for families, first time buyers and purchasers seeking a property with potential to add value.

3



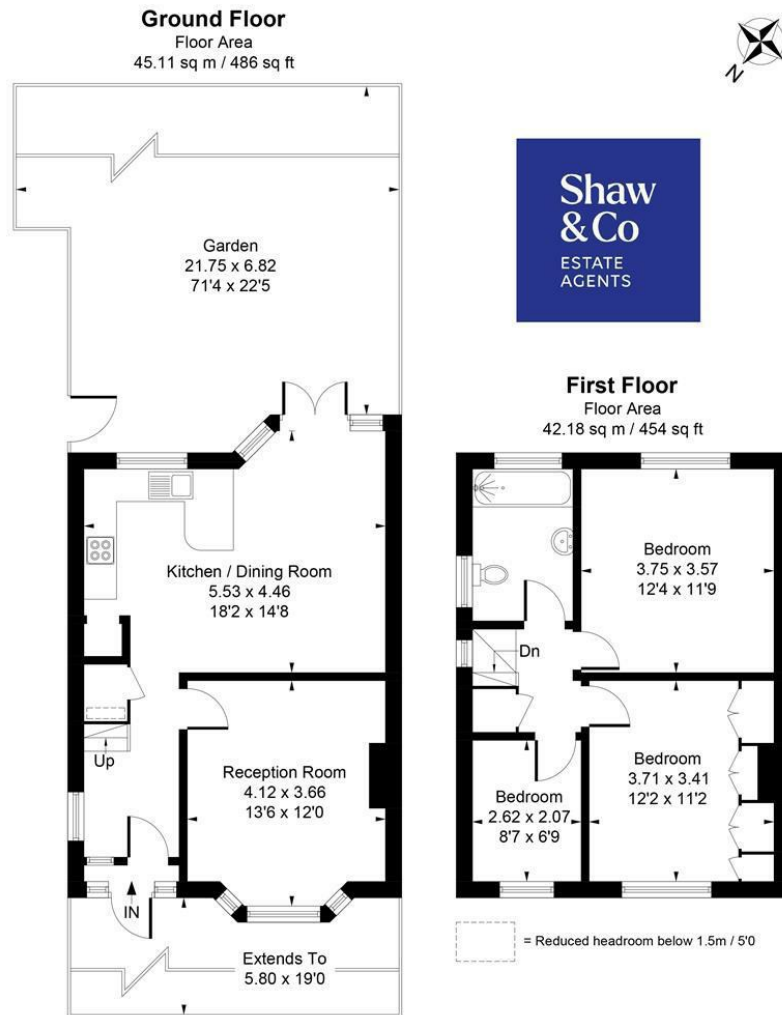
1



2







Total Approximate Gross Internal Area = 87.29 sq m / 940 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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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