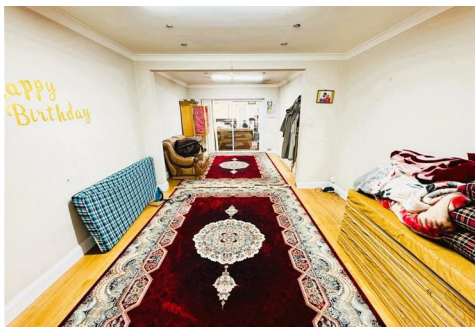




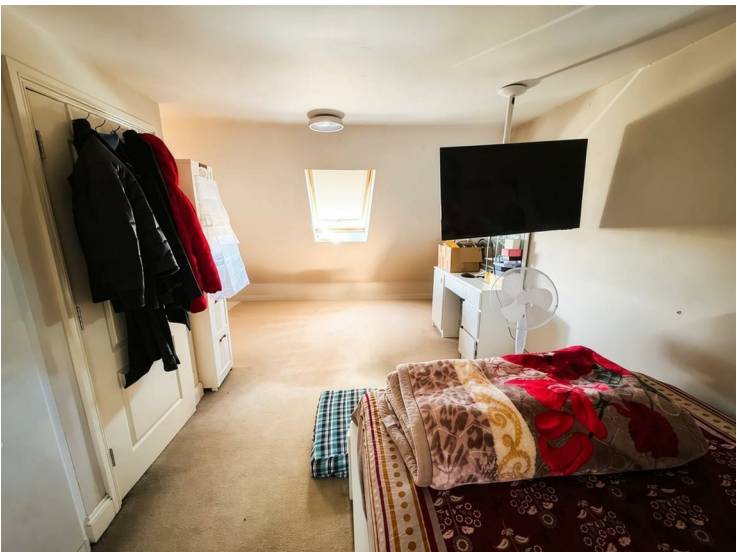
Ellington Road, Hounslow, TW3 4HY
£699,950

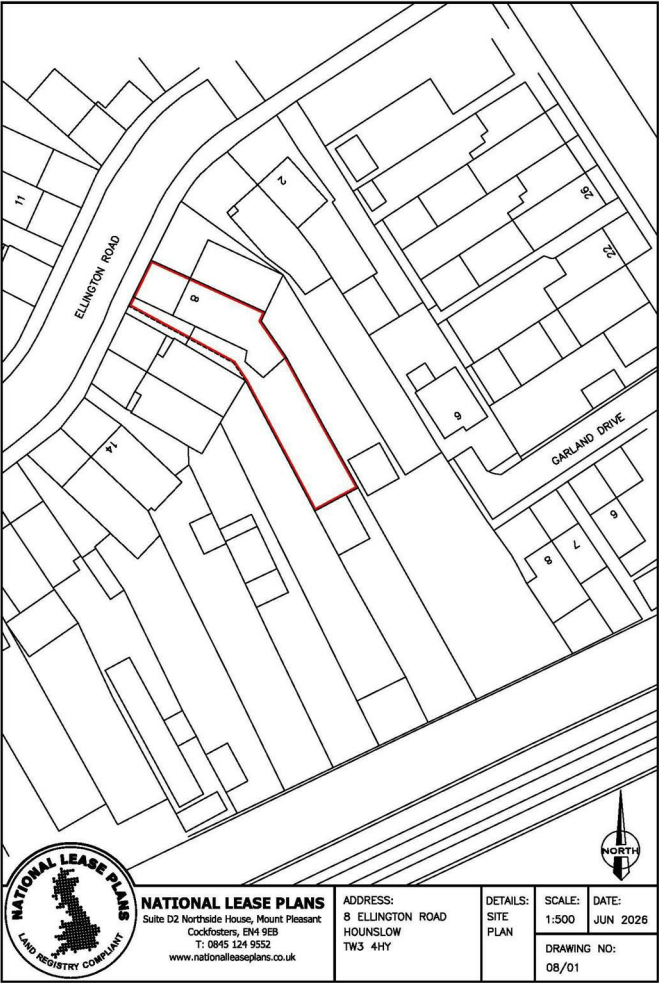
Situated on this ever popular road in Hounslow Central, this spacious family home is conveniently located within walking distance of Hounslow Central Underground Station, Hounslow Town Centre and the local bus garage. The property also provides easy access to the A4, offering convenient links to Central London and Heathrow Airport. The ground floor accommodation comprises a through lounge, shower room with WC, an extended kitchen/diner and a further extended family room/utility room. On the first floor there are three generous bedrooms, all benefiting from built-in wardrobes, along with a family bathroom. The fourth bedroom is located in the loft and features its own en-suite shower room. Externally, the property benefits from a driveway providing off-street parking, a rear garden with a garage. Additional benefits include double glazed windows and gas central heating. Internal viewing is highly recommended to fully appreciate the layout and potential of this well-located family home.

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

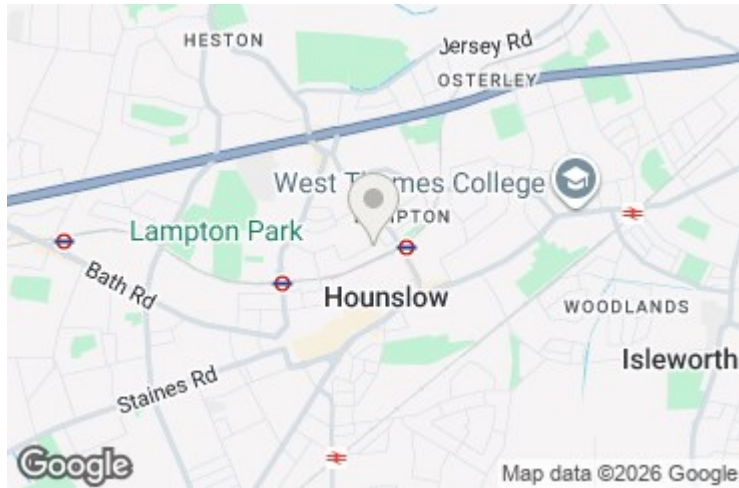






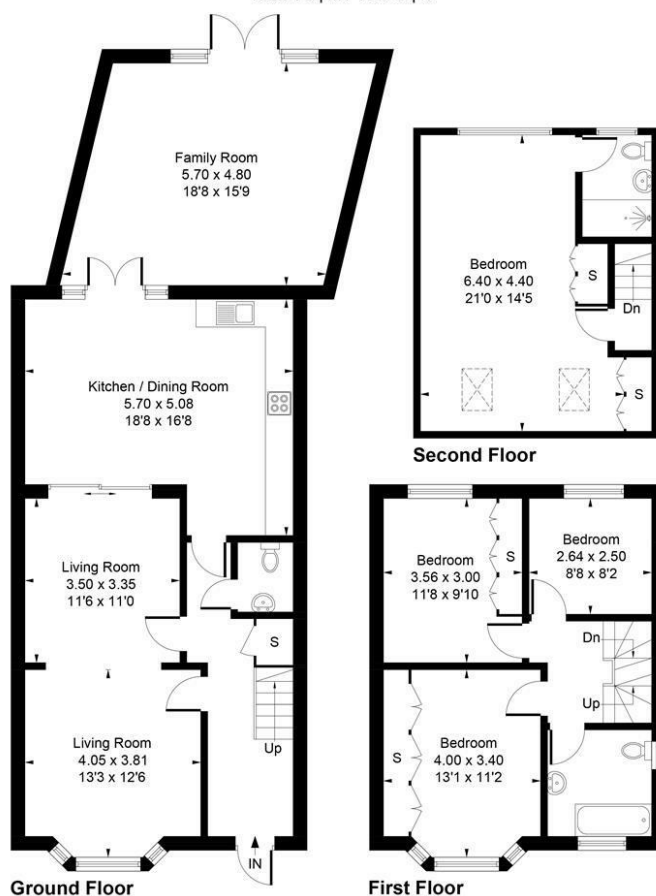
Please note that it is not our policy to test services, heating systems and domestic appliances and we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



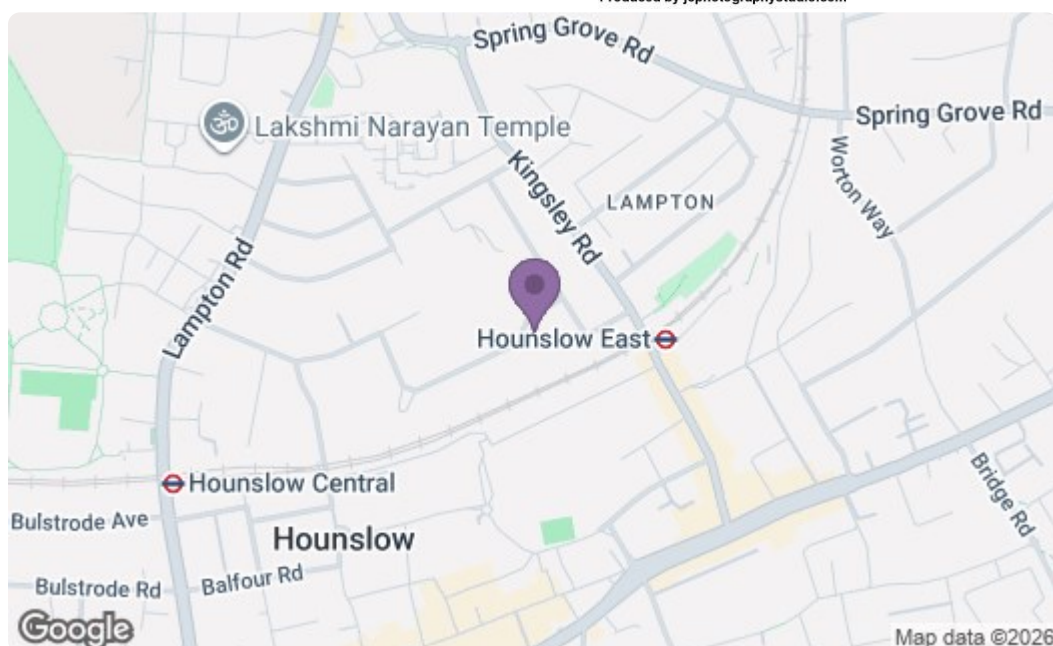
8 Ellington Road, Hounslow, TW3 4HY

Approximate Gross Internal Area
172.74 sq m / 1859 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.

Produced by jcphtographystudio.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		

A partner of
The Guild Of Professional Estate Agents
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075