



Somerset Waye, Hounslow, TW5 9HG

Guide Price £799,950

An extended five bedroom semi-detached family home situated in this popular residential road. The accommodation comprises, on the ground floor, through lounge, extended modern kitchen, extended family room/dining room, study/bedroom five, utility room and shower room, on the first floor four bedrooms, family shower room and en-suite. Outside rear garden and own driveway to the front providing off street parking. The property benefits include double glazed windows, gas central heating and is offered to the market with no chain!

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

Entrance Hallway

Understairs storage housing meters, through to...

Through Lounge

Front aspect double glazed bay window, radiator, coving, carpet.

Study/Bedroom Five

Front aspect double glazed window, radiator.

Extended Kitchen

Modern kitchen with a range of wall and base units, single drainer sink unit with mixer tap, five ring gas hob, oven, space for fridge/freezer, tiled flooring, rear aspect double glazed door to garden.

Utility Room

Wall mounted combination boiler, space for washing machine.

Extended Family Room/Dining Room

Rear aspect French doors to garden, radiator.

Shower Room

Shower cubicle, hand wash basin, low level w/c.

First Floor Landing

Access to loft.

Bedroom One

Front aspect double glazed bay window, radiator, fitted wardrobes, carpet.

Bedroom Two

Rear aspect double glazed window, radiator, fitted wardrobes, carpet.

Bedroom Three

Front aspect double glazed window, radiator, fitted wardrobe, carpet.

Bedroom Four

Front aspect double glazed window, radiator, fitted wardrobes, laminate flooring.

En-Suite Bathroom

Panel enclosed bath with shower unit above, hand wash basin, low level w/c tiled walls and flooring, spotlights, extractor fan, rear aspect double glazed window.

Family Shower Room

Shower cubicle, hand wash basin, low level w/c, spotlights, extractor fan, vinyl flooring, rear aspect double glazed window.

Outside



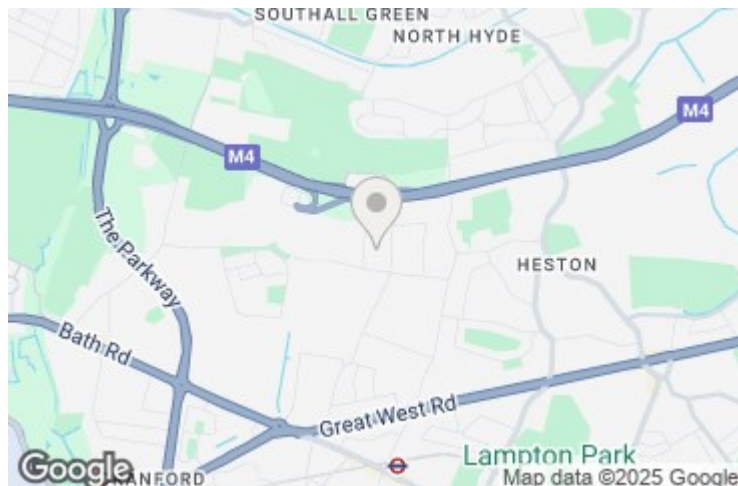
Front

Own driveway providing off street parking.

Rear Garden

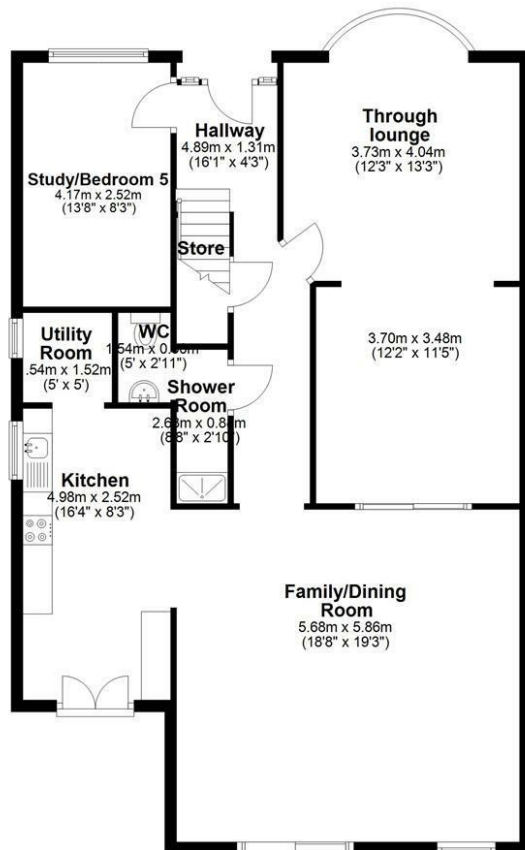


Patio area and lawn area.



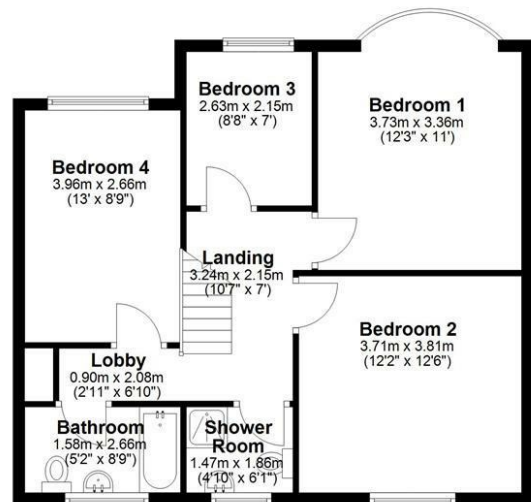
Ground Floor

Approx. 107.0 sq. metres (1152.0 sq. feet)



First Floor

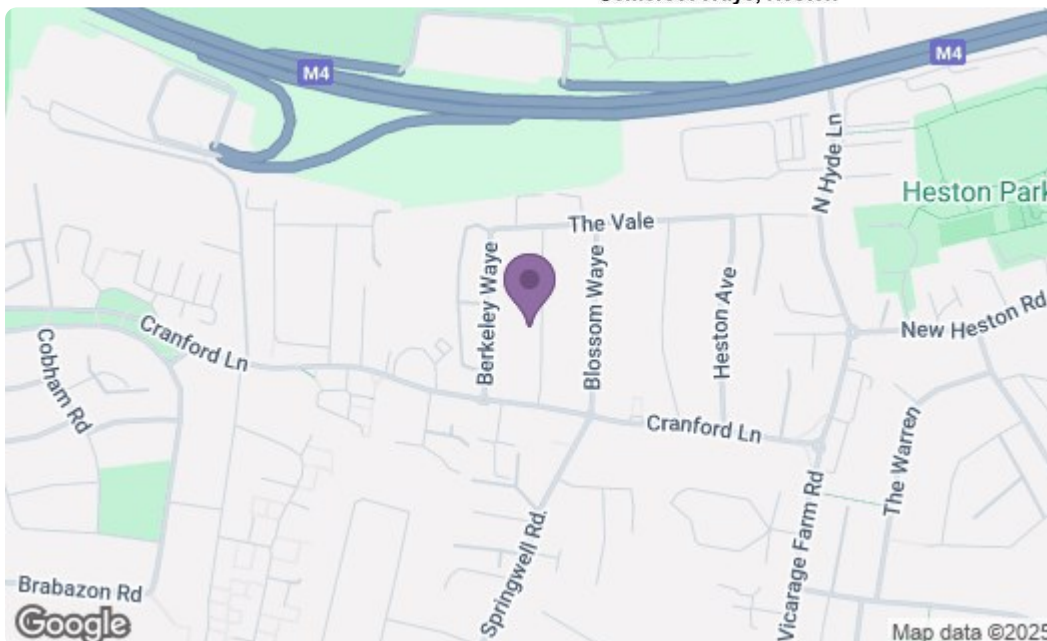
Approx. 61.5 sq. metres (661.5 sq. feet)



Total area: approx. 168.5 sq. metres (1813.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of door, windows, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown has not been tested and no guarantee as their operability or efficiency can be given made with planup.

Somerset Way, Heston



| 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 | | |

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