

£745,000

Lela Avenue

Hounslow, TW4 7RU

PROPERTY SUMMARY

A wonderful opportunity to acquire this substantially extended end of terrace family home which has been lovingly maintained and cherished by the current owners over the years. Offering an impressive amount of flexible accommodation, the property is ideally situated for growing families & is presented in excellent condition throughout.

The ground floor provides generous living and entertaining space, with extensions creating practical and versatile layout for everyday family life. The property has clearly been exceptionally well cared for with a welcoming feel throughout and plenty of space for both relaxing and entertaining. The first floor continues the generous proportions of the property and provides well planned arrangement of bedrooms and bathroom facilities. The property has been further enhanced by a loft conversion creating an additional second floor. This upper level provides further valuable accommodation and makes excellent use of the roof space, adding another dimension to what is already a particularly spacious family home.

Another major attraction is the annexe accommodation, which benefits from its own side entrance. This creates an excellent degree of independence and privacy and makes the space well suited to extended family members. Externally the property benefits from outside space together with considerable advantage of parking situated to the rear of the property. Well positioned for local schools, shops & everyday amenities, the property also enjoys convenient transport connections including Hounslow West underground station. Contact us to arrange your viewing.

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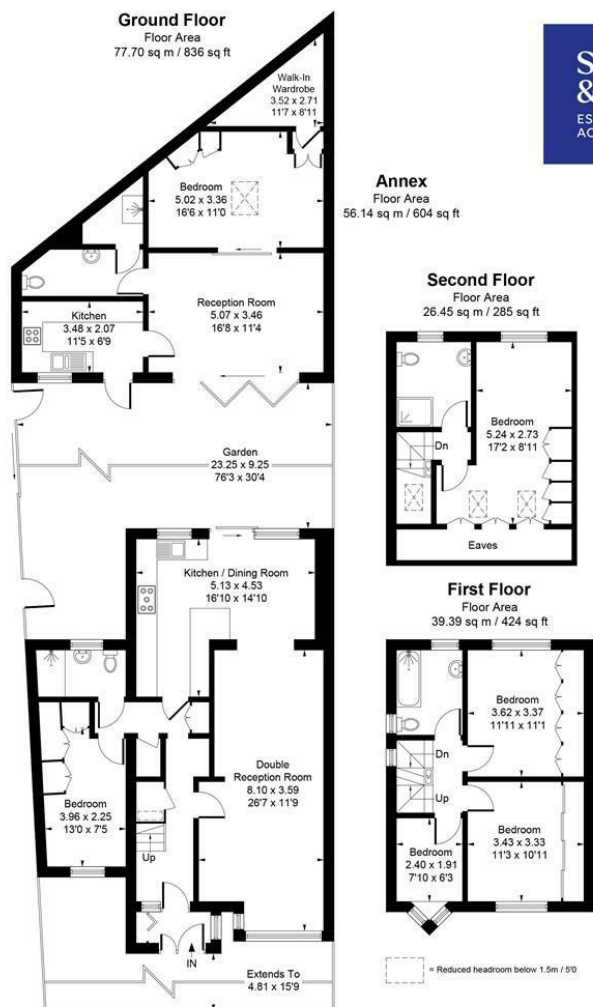
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LOCAL AUTHORITY

Hounslow

TENURE

Freehold

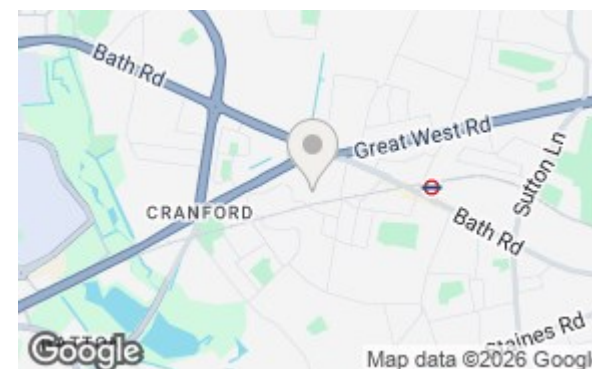
COUNCIL TAX BAND

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VIEWINGS

By prior appointment only

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			



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

**Shaw
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