



Rectory Road, Hounslow, TW4 7QE

£477,500

A three bedroom semi-detached family home situated in this popular residential location with access to Hounslow West tube station, shopping centre, bus routes, Heathrow Airport, M4 & A4. The accommodation comprises, on the ground floor, reception, kitchen/diner and utility room, on the first floor three bedrooms and family bathroom, outside front and rear gardens. The property also benefits from double glazed windows, central heating and is offered for sale with no onward chain.

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Entrance Hallway

Side aspect double glazed window, radiator, laminate flooring, understairs cupboard.

Reception

Front aspect double glazed window, radiator, power point, laminate flooring.

Kitchen/Diner

Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob with oven below, extractor hood, space for fridge/freezer, double glazed window, part tiled walls, tiled flooring radiator.

Utility Room

Space for washing machine, wall mounted boiler, tiled flooring, double glazed window.

First Floor Landing

Side aspect double glazed window, access to loft, doors to rooms.

Bedroom One

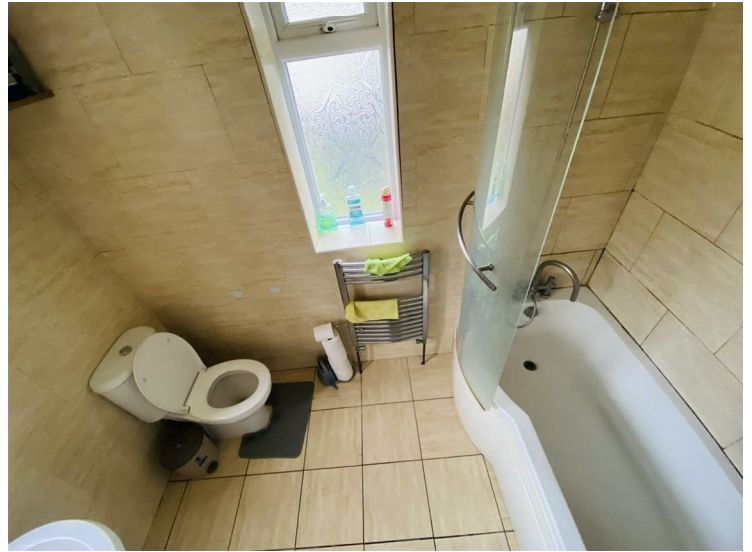
Front aspect double glazed window, radiator built-in cupboard.

Bedroom Two

Rear aspect double glazed window, radiator, built-in cupboard.

Bedroom Three

Front aspect double glazed window, radiator, built-in cupboard.

Bathroom

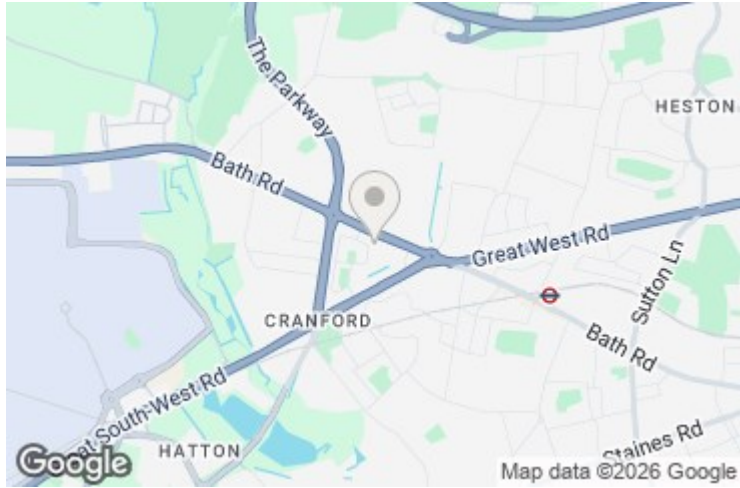
White suite comprising panel enclosed bath, pedestal wash hand basin, low level w/c, tiled walls and flooring, double glazed window, heated towel rail.

Outside**Rear Garden**

Laid to lawn area, storage shed.

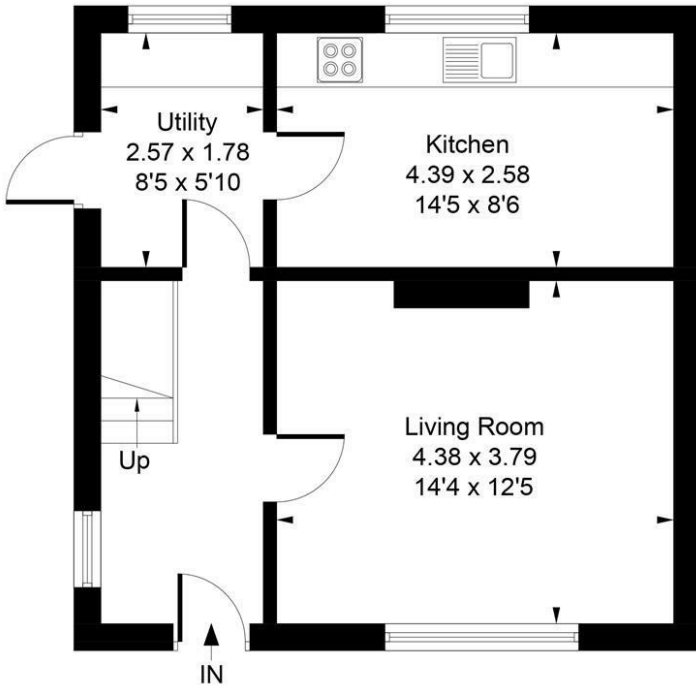
Front

Side access, concrete path, shingle area.

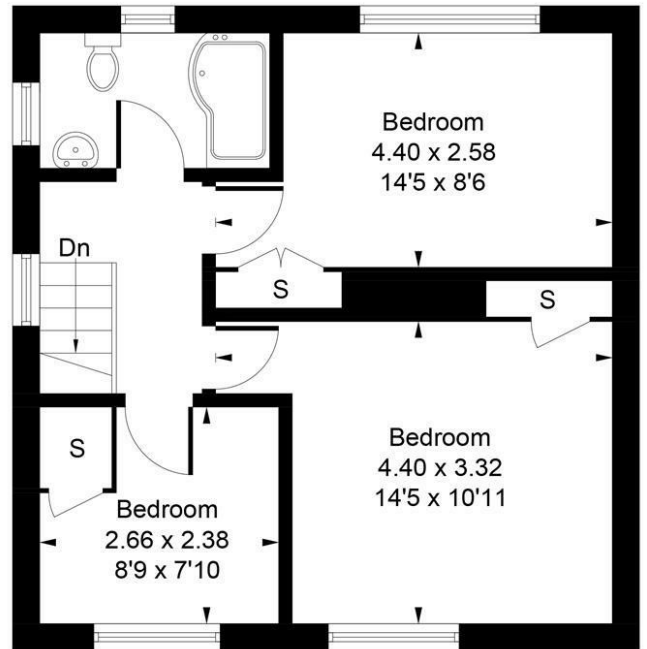


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Approximate Gross Internal Area
83.52 sq m / 899 sq ft



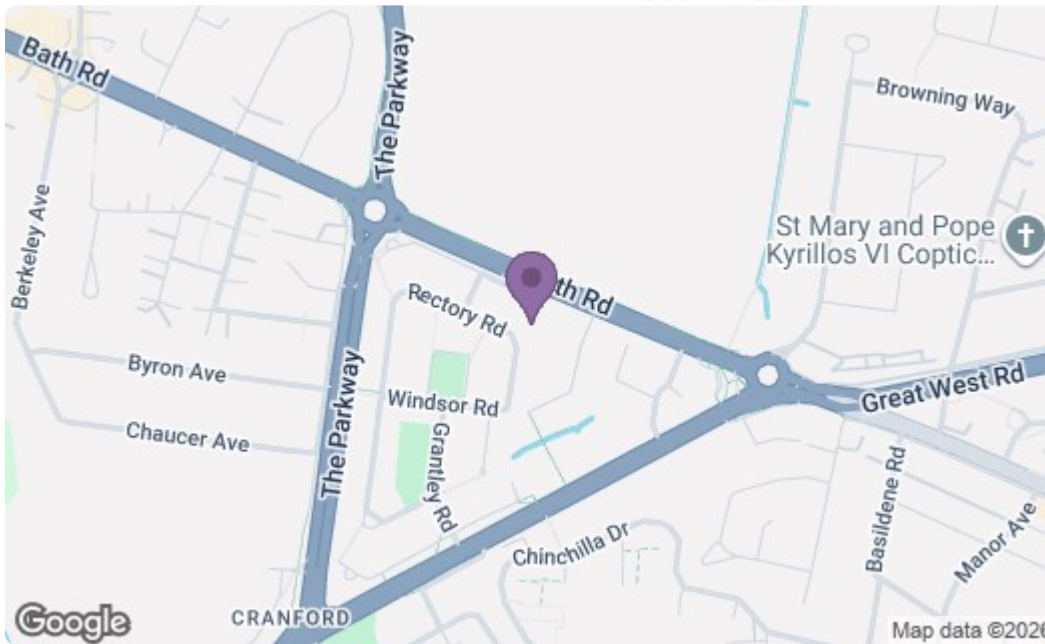
Ground Floor



First Floor

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 purchase.

Produced by jcphotographystudio.com



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		
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