



Victoria Avenue
 , Hounslow, TW3 3SU

- Four-bedroom family home
- Popular Victoria Avenue location
- Bright reception room
- Spacious kitchen/dining area

Offers In Region Of £595,000

EPC Rating '70'

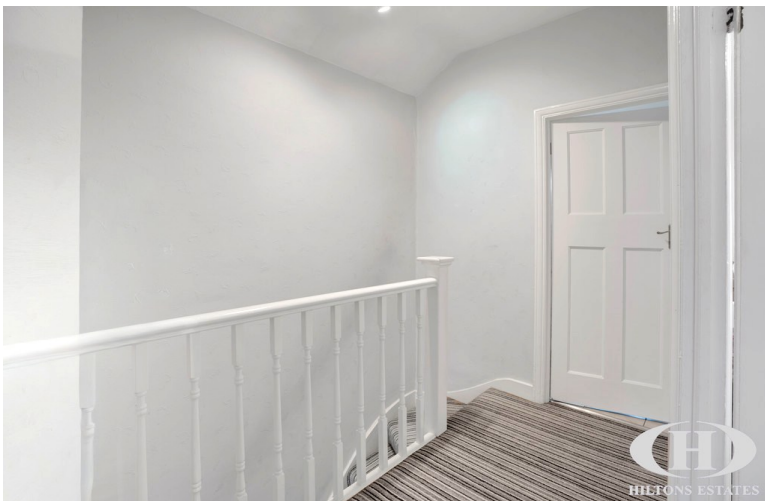




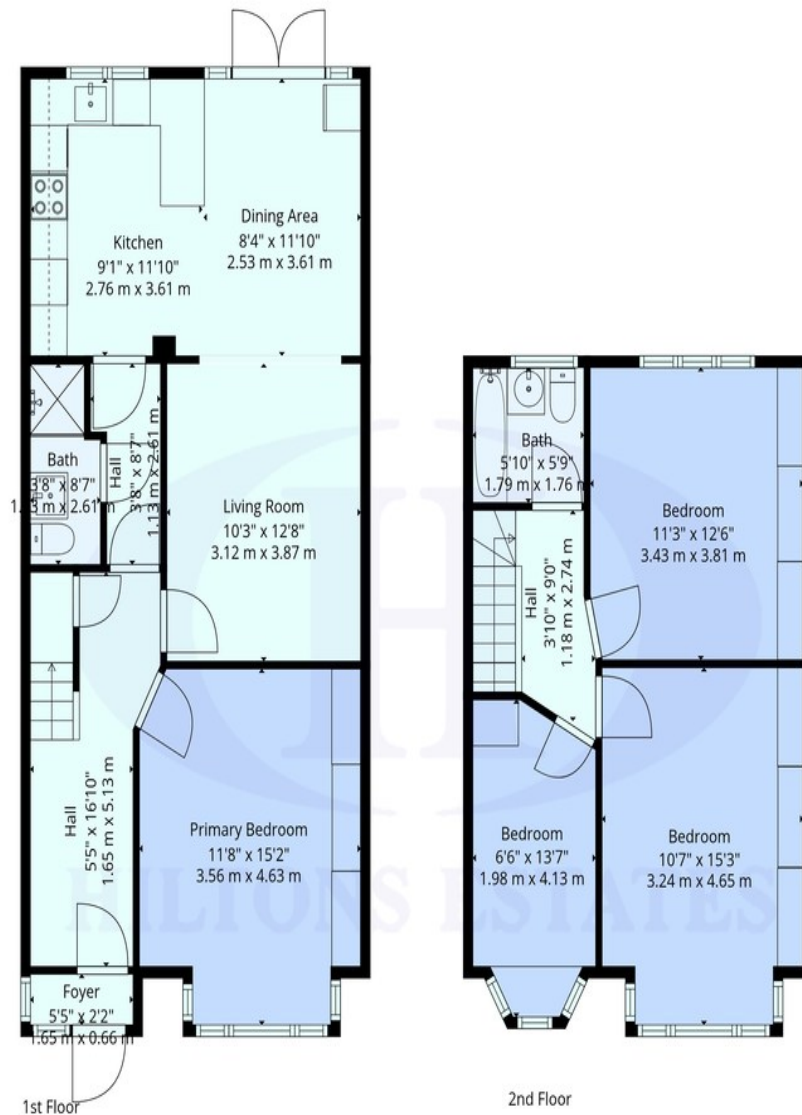
Property Description

Hiltons Estates are pleased to present this spacious and well-maintained four-bedroom family home situated on the sought-after Victoria Avenue in Hounslow.

The ground floor offers a welcoming entrance hallway leading to a bright and comfortable living room, ideal for everyday family living. To the rear of the property is a generous kitchen and dining area, providing ample storage and worktop space, with direct access to the private rear garden via double doors - perfect for entertaining and indoor-outdoor living. The ground floor also benefits from a ground-floor bedroom, ideal for guests, extended family, or flexible use as a home office, along with a family bathroom. The first floor comprises three well-proportioned bedrooms, all offering good natural light, along with a further family bathroom. The layout is ideal for growing families, providing both space and practicality. Externally, the property features a low-maintenance rear garden with a paved patio area and a useful outbuilding, suitable for storage, a gym, or potential workspace. To the front, the property benefits from on-street parking. Victoria Avenue is conveniently located close to local shops, schools, and amenities, with excellent transport links nearby, making it an ideal choice for families and commuters alike. Early viewings are highly recommended to appreciate the space and potential this home has to offer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL: 1166 sq. ft, 108 m2
 1st floor: 693 sq. ft, 64 m2, 2nd floor: 473 sq. ft, 44 m2
 EXCLUDED AREAS: WALLS: 93 sq. ft, 9 m2

loor Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

243 The Broadway
 Southall
 Middlesex
 UB1 1NF

www.hiltons-estates.com
Rajneev@hiltons-estates.com
 02085 741 999

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements