
Shaw
&Co
ESTATE
AGENTS
£525,000
Brabazon Road
Hounslow, TW5 9LP

## PROPERTY SUMMARY

A well-maintained two-bedroom home offering spacious and versatile accommodation, ideally positioned in a convenient residential location.

Situated along Brabazon Road, this attractive property has been carefully maintained by its current owner and offers a wonderful opportunity for buyers seeking a comfortable home with flexible living space. With accommodation arranged over two floors, including a generously sized living room, separate kitchen and an additional office/study or third bedroom, the property is perfectly suited to first-time buyers, and investors alike.

The ground floor comprises a welcoming entrance hallway, a generously proportioned living room providing an excellent living space, and a separate fitted kitchen. A particular feature of the property is the additional ground floor room, offering versatile accommodation that could be utilised as a home office, study, playroom or occasional guest room, depending on individual requirements.

To the first floor, the property offers two bedrooms, including a spacious principal bedroom, together with a family bathroom and separate WC. Additional storage facilities further enhance the practicality of the accommodation.

The property has been well maintained throughout by its current owner, providing prospective purchasers with an excellent opportunity to acquire a comfortable home with scope to further extend to the rear subject to planning permission.

Location
Brabazon Road is conveniently positioned within the TW5 area of Hounslow, offering easy access to a range of local amenities, schools, shopping facilities and transport connections.

The property is well placed for access to Hounslow West, where residents can benefit from a selection of shops, supermarkets, restaurants and everyday conveniences. Hounslow town centre is also within easy reach, offering a wider variety of retail outlets, leisure facilities and dining options.

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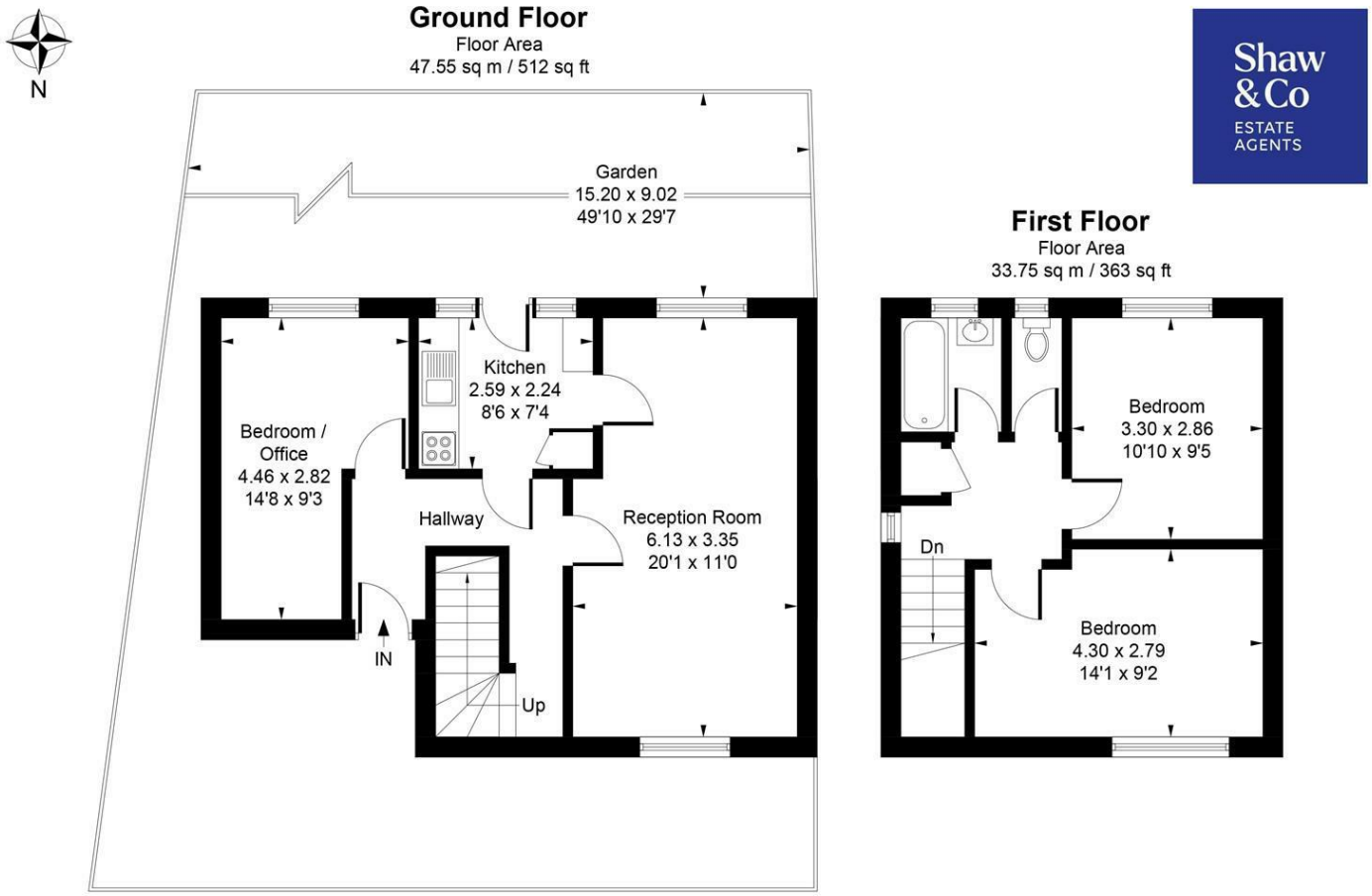













Total Approximate Gross Internal Area = 81.30 sq m / 875 sq ft

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 purchase.

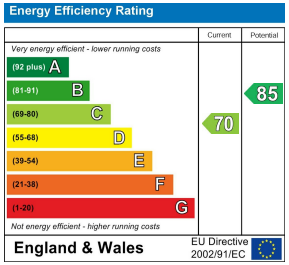
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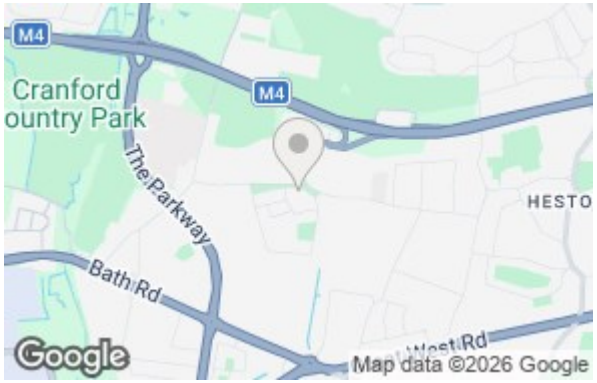
**LOCAL AUTHORITY**
Hounslow London Borough Council

**TENURE**
Freehold

**COUNCIL TAX BAND**
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**VIEWINGS**
By prior appointment only




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

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