



**Shaw
& Co**
ESTATE
AGENTS

£925,000

Shelley Crescent

Hounslow, TW5 9BQ

PROPERTY SUMMARY

Having been thoughtfully refurbished throughout to an exceptional standard by the current owners, this impressive semidetached family home offers over 2,050 sq.ft of beautifully presented accommodation, occupying a prime position on the highly popular Shelley Crescent.

The property has been designed to provide exceptional family living, with spacious and versatile accommodation throughout. Upon entering, you are welcomed by an inviting entrance hall leading to two elegant reception rooms, ideal for both everyday living and formal entertaining. To the rear, a stunning open-plan kitchen and dining room creates the heart of the home, overlooking the rear garden and offering an ideal space for hosting family and friends. A separate utility/secondary kitchen, ground floor shower room/WC and an additional large multi-purpose room further enhance the practicality of this wonderful home, offering flexibility as a family room, games room, gym or additional reception space.

The first floor comprises four generously proportioned bedrooms, including a principal bedroom benefiting from a walk-in wardrobe and en-suite, there is also a large modern family bathroom fitted with multi head shower and jacuzzi bath-tub, making the property perfectly suited to modern family lifestyles.

Externally, the property enjoys a great outdoor space for outdoor entertaining, with an additional side garden for children's play or future landscaping, while the front offers off-street parking and attractive kerb appeal.

Shelley Crescent is recognised as one of Hounslow's most popular residential roads, ideally situated within easy reach of highly regarded local schools, Hounslow West Underground Station (Piccadilly Line), local shopping facilities, parks and excellent transport links via the A4, M4 and Heathrow Airport.

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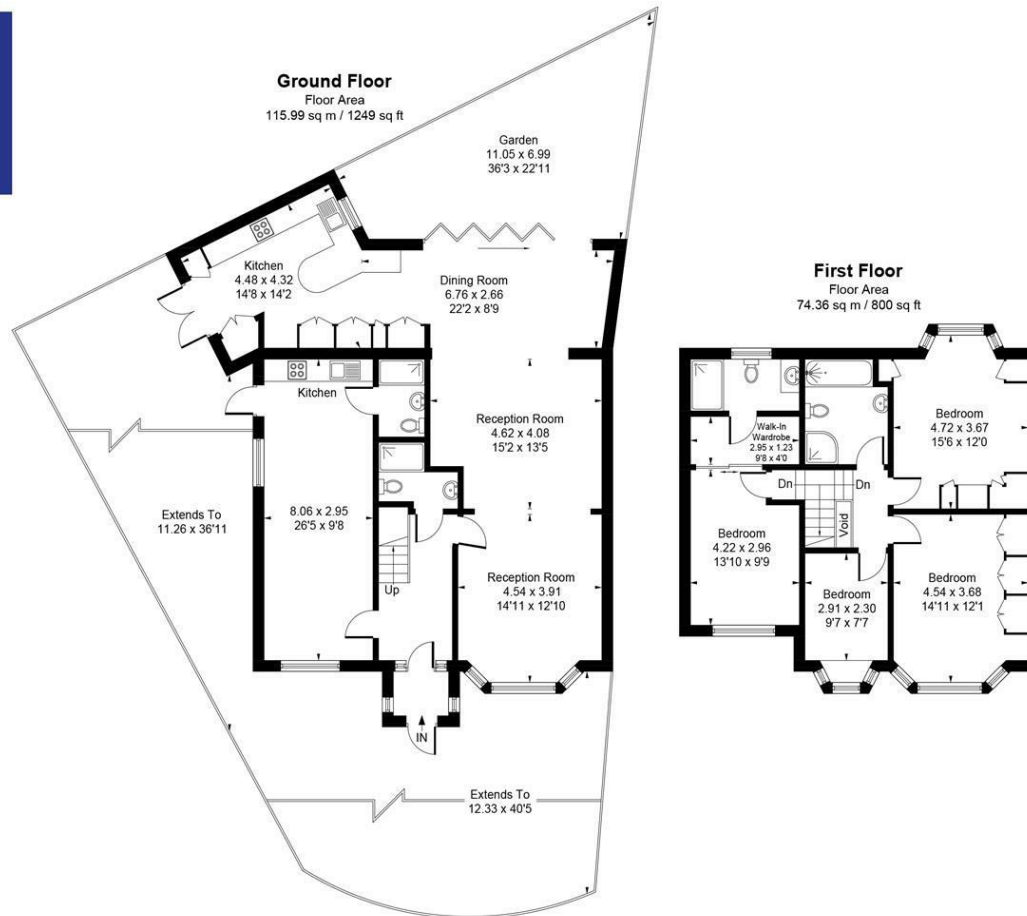
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LOCAL AUTHORITY

Hounslow

TENURE

Freehold

COUNCIL TAX BAND

E

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	



Total Approximate Gross Internal Area (Excluding Void) = 190.35 sq m / 2049 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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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