

## 78 Rydal Gardens, Hounslow, TW3 2JH



**Asking Price £715,000 Freehold**



**A LOVELY CHARACTER 1930'S SEMI DETACHED HOME, LOCATED IN A GOOD RESIDENTIAL ROAD WITHIN THE RICHMOND BOROUGH AND FEATURING FOUR BEDROOMS AND LARGE GROUND FLOOR ACCOMMODATION. A SUPERB REAR GARDEN OFF STREET PARKING AND GARAGE ARE ALSO WORTHY OF NOTE.**

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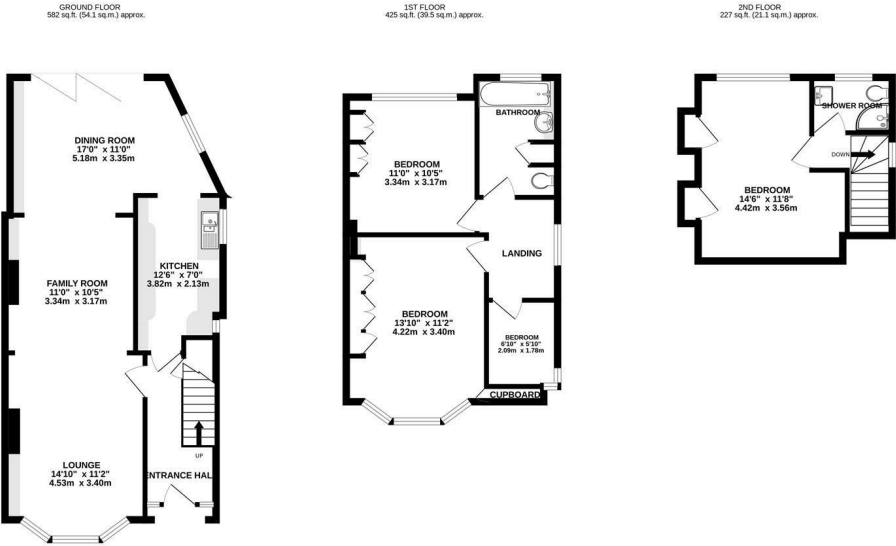
FOR SALE:

An impressive four bedroom family semi which has been extended to the rear and into the loft to provide great accommodation with a lovely rear aspect dining room featuring folding doors which provide access to the rear garden and patio, making it ideal for summer entertaining. The heating is gas fired and the windows benefit from double glazing. The through living room has a distinct lounge area at the front which features a wide bay window, the owners have clearly cared for their home and it is only now that a move out of the area is planned that they have decided to move. Both the family bathroom and top floor shower room have under floor heating.

OUTSIDE: there is off street parking to the front for one vehicle and there is an EV pod point car charger. There is a shared access driveway to the side which leads to the garage has light and power, set slightly to the rear of the property. The garden is a delight, with a district patio area immediately to the rear leading on to a well kept lawn and further paved patio to the rear. The garden is well enclosed, enjoys a westerly aspect and features a variety of mature plants and shrubs.

LOCATION:

Rydal gardens is a lovely residential road of similar character 1930's homes and being in a no through road is a great location for the family buyer. Both Hounslow and Whitton railway stations are within walking distance and the area is well served by local schools and bus routes. Located within the Richmond borough.



TOTAL FLOOR AREA: 1234 sq.ft. (114.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro C3025

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 62                      | 74        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.