

Nicholes Road, Hounslow, TW3 3QH
Guide Price £509,950

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An attractive and beautifully modernised terraced family home, offering well-presented and versatile living accommodation.

The ground floor offers two well-proportioned reception rooms, providing separate living and dining areas. The modern fitted kitchen provides a practical and contemporary space while a separate utility room offers valuable additional space for laundry and household essentials. Completing the ground floor is a conveniently positioned shower room. Upstairs, the first floor comprises of three well-proportioned bedrooms.

Externally, the property benefits from a good-sized rear garden, providing ample space for family activities and relaxation. To the front, a further garden adds to the property's appeal, while on-street parking is available via a residents' permit.

Located on this prime location the property lies in the midst of Staines Road and Hanworth Road providing an ample array of local amenities and excellent transport links via Hounslow Overground Station and Hounslow Central Station. There are also ample bus links for routes around town, towards Heathrow and neighbouring areas. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED.

Key Features

- Modernised Terrace Home
- Three Bedrooms on First Floor
- Two Reception Rooms
- Modern Kitchen
- Ground Floor Shower Room
- Utility Room
- Good Size Rear Garden
- Front Garden
- On Street Parking - Permit Required
- Circa 884 Sq.Ft + Scope for Development (stpp)

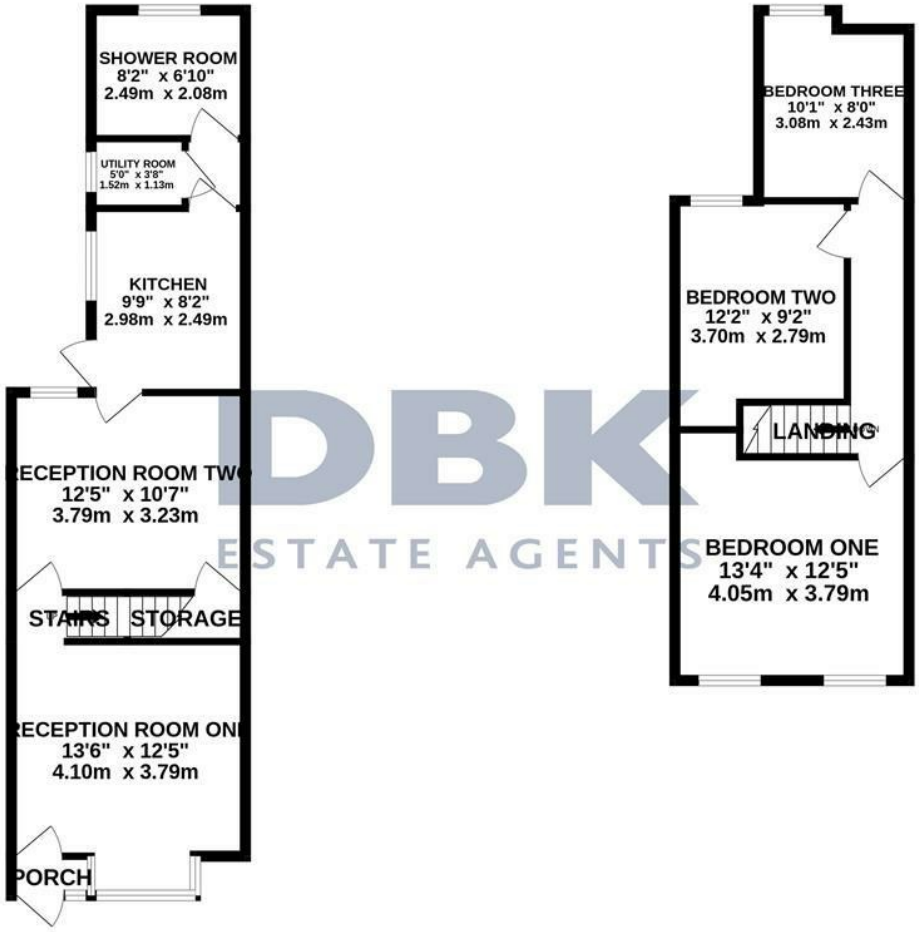






GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

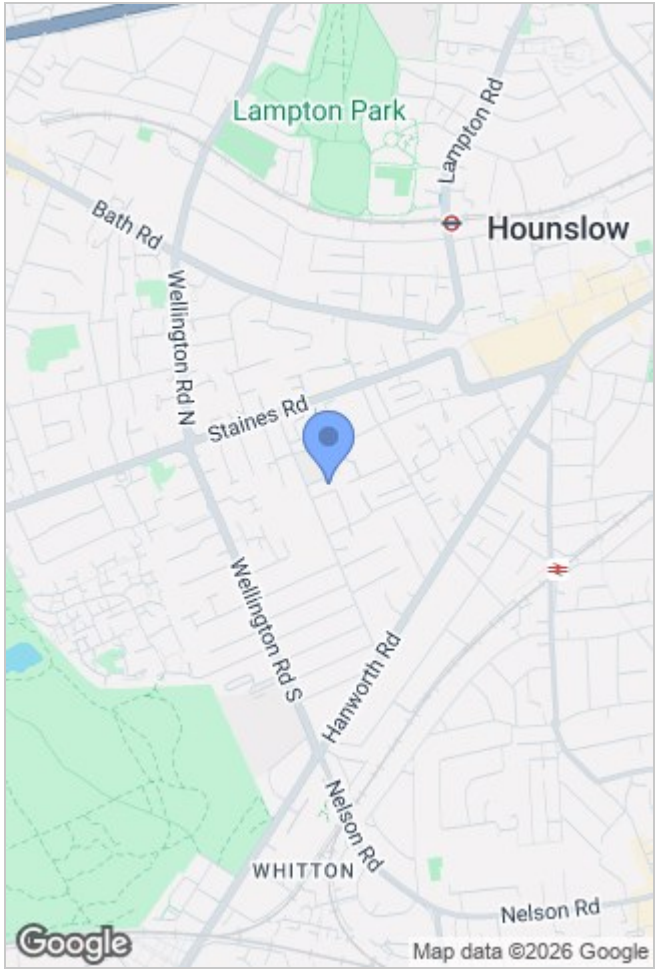
1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.

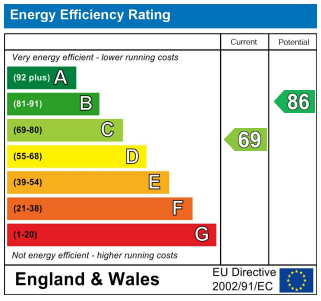


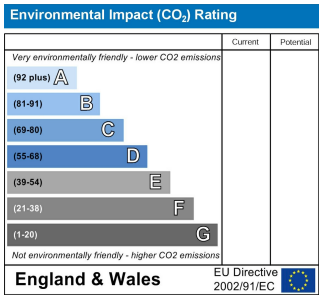
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TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.

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.
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