



**Semi-Detached**

**Beds 3, Baths 1, Lounges 2**

**Spring Grove Crescent, Hounslow, TW3**

**£575,000 Freehold**





## Property Description

### Full Property Description

This attractive three bedroom semi-detached home is set within a well-established residential street in Hounslow East offering a comfortable and practical layout suited to modern family living.

The property is approached via a front driveway providing off street parking, with a welcoming entrance leading into the ground floor accommodation. The layout offers a bright and functional separate living space whilst having the benefit of a downstairs W/C in the hallway. After which, you are embraced with an open planned kitchen/diner area, ideal for both relaxing and entertaining with a well-proportioned kitchen with direct access to the rear garden.

To the first floor, the property comprises three bedrooms, (Two of which are doubles) providing flexibility for family use, guest accommodation or home working. In addition, a modern family bathroom serves this level.

The house is presented in good condition throughout, allowing a purchaser to move in with minimal work required while still offering scope for personalisation over time along with having the opportunity to extend in the future which on the ground floor, this should be feasible under permitted development however, any further expansions would be STPP.

Externally, the property benefits from a private rear garden, providing a pleasant outdoor space suitable for leisure, gardening, BBQ's or family use.

The combination of internal space, outdoor area and parking makes this home particularly appealing to families and buyers seeking a balanced lifestyle within a well-connected location.





### Transport, Local & Schools

The property is well positioned for a range of transport links, offering convenient access into Hounslow East underground Station & Osterley underground which can both be reached within 10 minutes, via the Piccadilly line, central London can be reached within 40 mins. Local bus routes are nearby along with local amenities and parks.

A variety of local shops and everyday amenities can be found within easy reach, catering to day-to-day needs. The area also benefits from nearby green spaces, offering opportunities for outdoor recreation.

There are a number of well-regarded schools within the vicinity, making the property a strong option for families such as Spring Grove Primary School (approx. 0.7 miles), Lampton Academy (0.3 miles, Outstanding), and Isleworth Town Primary School (0.3 miles, Good). Other nearby schools include The Green School for Girls and Nishkam School West London.

### ADDITIONAL INFORMATION

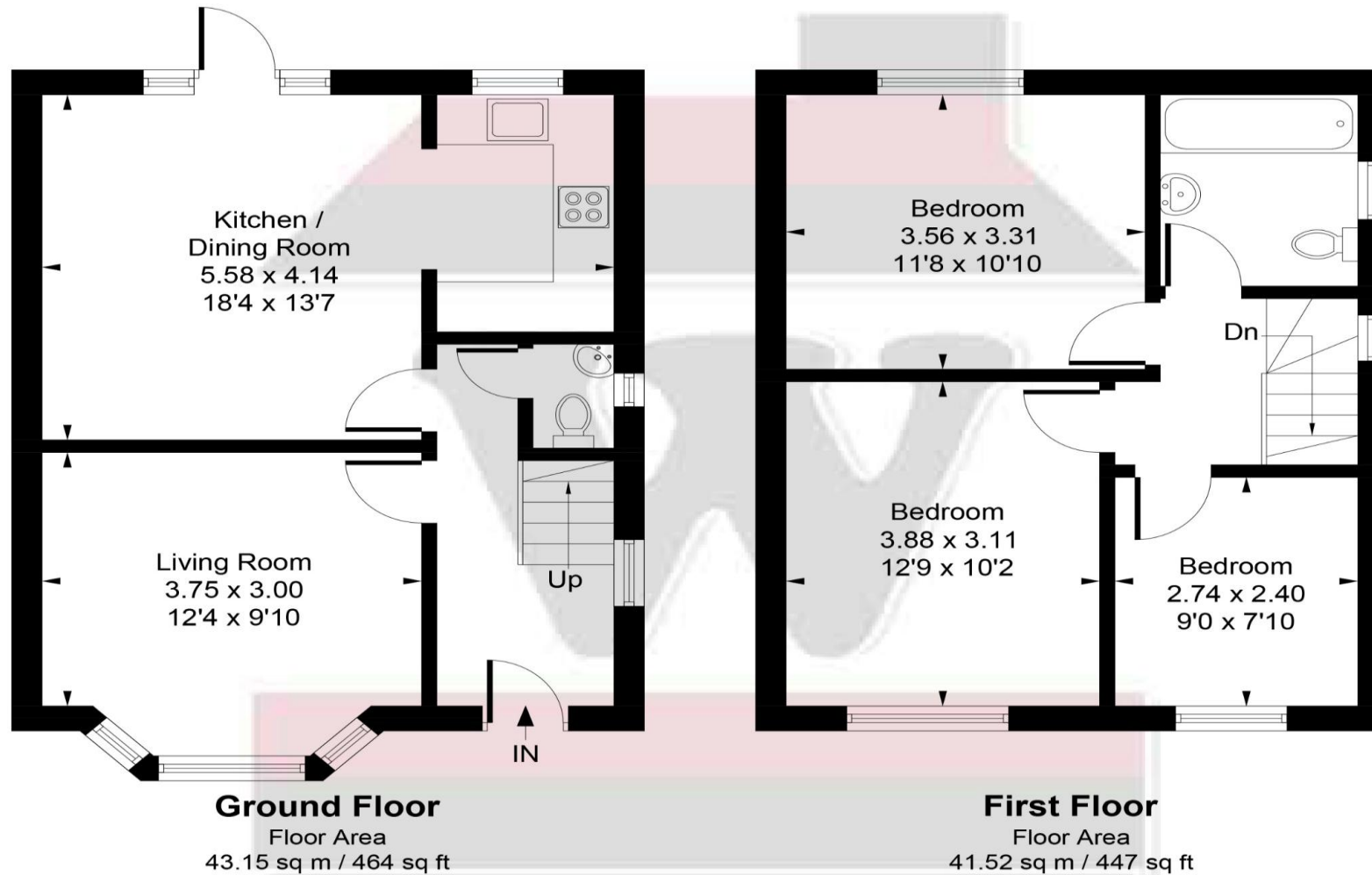
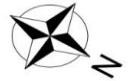
Tenure: Freehold

Size: Approx. 911 sq ft / 84.67 sq m

EPC Rating: D

Council Tax: Band D (London Borough of Hounslow)

# Spring Grove Crescent, Hounslow



**Total Approximate Gross Internal Area = 84.67 sq m / 911 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 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.

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