

OFFERS OVER

**£725,000**

**St. Aubyns Avenue**

Hounslow, TW3 3TG

## PROPERTY SUMMARY

This impressive five/six-bedroom double-fronted family home offers generous living space and has been thoughtfully extended to the rear, creating a superb layout ideal for modern family living. Presented in very good condition throughout, the property combines style, space, and practicality.

The ground floor features a spacious and inviting family sitting room, perfect size for entertaining, alongside an additional reception room currently utilised as a home office, offering flexibility for a variety of uses, leading in to modern-style kitchen, which is well-appointed with contemporary fittings and offers ample storage and workspace. The kitchen flows into a bright dining area, creating an ideal space for family meals and entertaining guests. There is also a convenient ground floor shower room with W/C.

Upstairs, the first floor comprises five well-proportioned bedrooms and a contemporary family bathroom suite, providing ample accommodation for growing families.

Externally, the property continues to impress with off-street parking to the front for up to three vehicles. To the rear, a well-maintained garden offers a private outdoor retreat, complemented by a versatile brick-built annex complete with a shower w/c, currently used as a home office/gym, ideal for those working from home or seeking additional lifestyle space.

St. Aubyns Avenue, is a popular residential road within the Hounslow heath area ideally positioned within catchment for a number of well-regarded local schools, including the highly sought after, Heathland Secondary School (Outstanding), along with several popular primary schools, making it an excellent choice for families.

Other benefits include, EV chargers and solar panels. Early viewings recommended.

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Approximate Gross Internal Area = 167.42 sq m / 1802 sq ft  
 Gym / Annex = 22.33 sq m / 240 sq ft  
 Total = 189.75 sq m / 2042 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 purchaser.  
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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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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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