

**Shaw
& Co**
ESTATE
AGENTS



£450,000
Channel Close
HOUNSLOW, TW5 0PJ

**Shaw
& Co**

PROPERTY SUMMARY

This well-located terraced property on Channel Close offers exciting scope for development, (stpp), making it an ideal opportunity for investors or growing families alike

The current accommodation comprises three generously sized bedrooms, a bright and airy reception room, a separate dining area, a fitted kitchen, and a family bathroom.

Externally, the property benefits from both front and rear gardens, providing excellent opportunities for outdoor relaxation, gardening, or future extension (STPP). On-street parking is readily available, ensuring convenient parking for both residents and visitors.

Conveniently situated close to a range of local amenities, including Sainsbury's Local, and highly regarded schools such as Westbrook Primary School, this property also offers superb transport links. Regular bus routes provide direct access to Heathrow Airport and Hounslow Town Centre, while Hounslow Central Underground Station (Piccadilly Line) is just a short distance away, offering a direct route into Central London. For those commuting by car, the M4 and M25 motorways are easily accessible.

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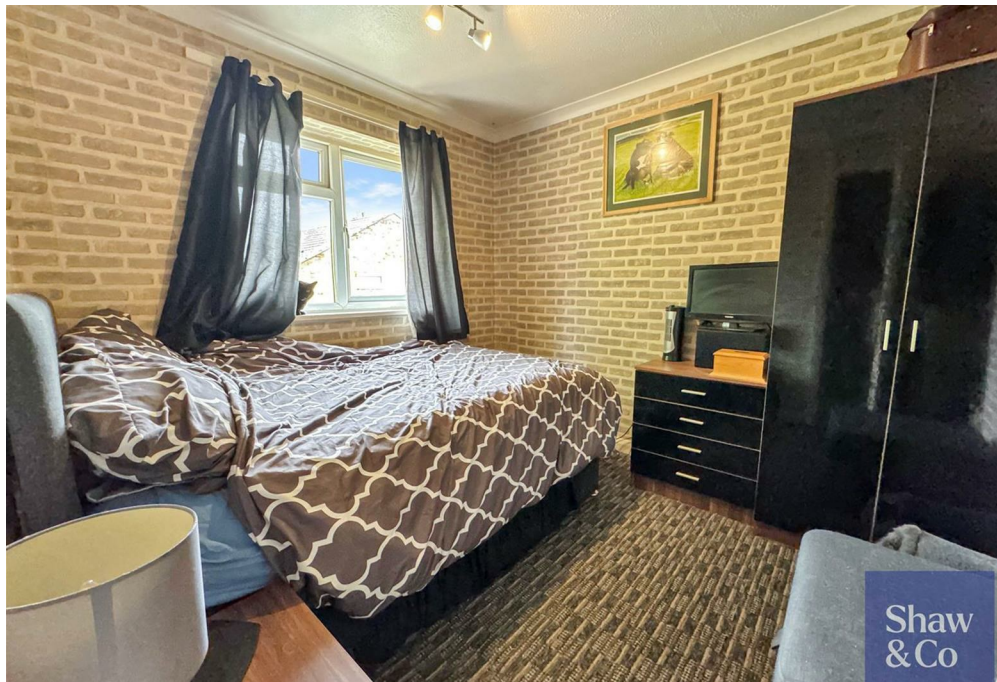


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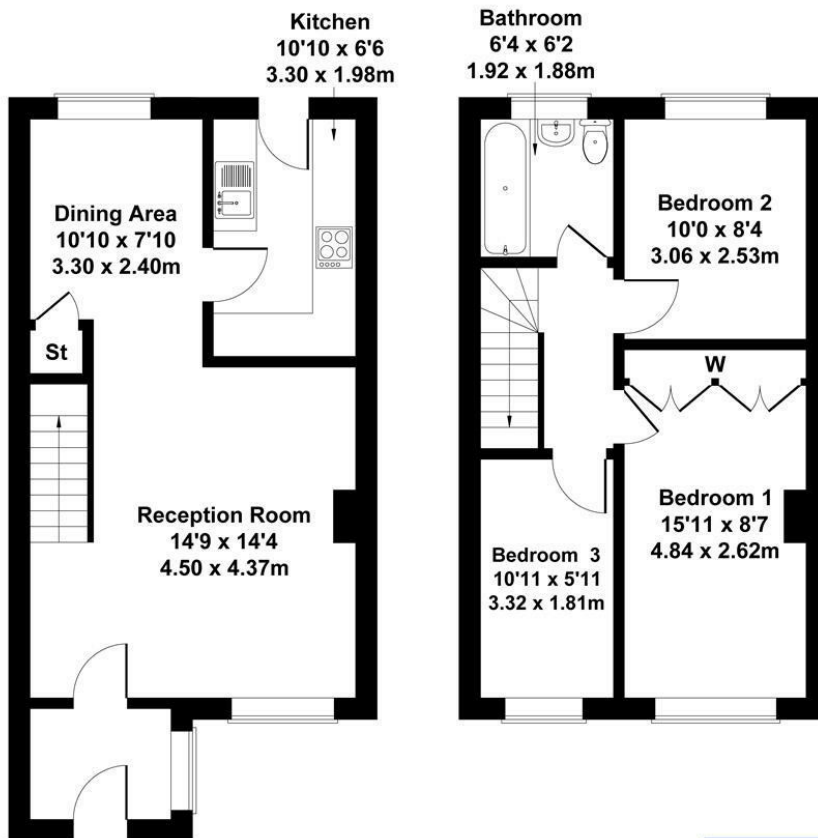
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Channel Close

Approximate Gross Internal Area
818 sq ft - 76 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



LOCAL AUTHORITY

Hounslow

TENURE

Freehold

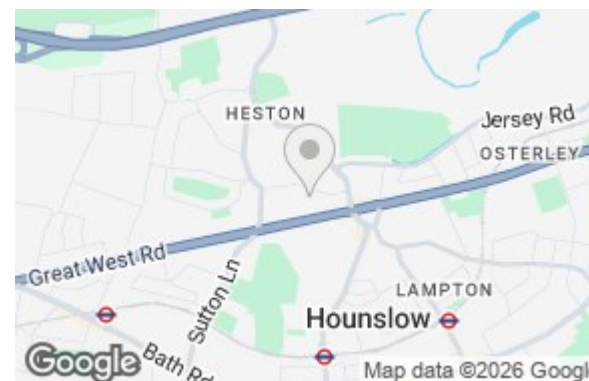
COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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