

**Shaw  
& Co**  
ESTATE  
AGENTS

**£699,950**

**Selbourne Avenue**

Hounslow, TW3 1EB

NPC  
PRIVATE LAND  
**NO PARKING**  
Terms & Conditions Apply  
See signs on site for details  
BML NPC  
**Parking Conditions**  
Private Property - No Unauthorised Access  
  
No parking at any time  
£100

## PROPERTY SUMMARY

A beautifully presented four-bedroom mid-terrace townhouse, constructed circa 2010 and forming part of a modern residential development, ideally situated within a short walk of Hounslow East Underground Station.

Arranged over three spacious floors, the property offers contemporary and versatile accommodation throughout. The ground floor comprises a stylish fitted kitchen/diner ideal for modern family living and entertaining, together with a guest bedroom and separate WC. The first floor features a generous reception room filled with natural light, an additional bedroom, and a modern family bathroom suite. Occupying the top floor is the impressive principal bedroom complete with en-suite shower room and private balcony, alongside a further well-proportioned double bedroom.

Further benefits include off-street parking to the front, modern décor throughout, double glazing.

Selbourne Avenue is conveniently located for easy access to Hounslow town centre, excellent local schools, nearby parks, and outstanding transport links including Hounslow East Tube Station (Piccadilly Line), offering direct connections to Central London and Heathrow Airport.

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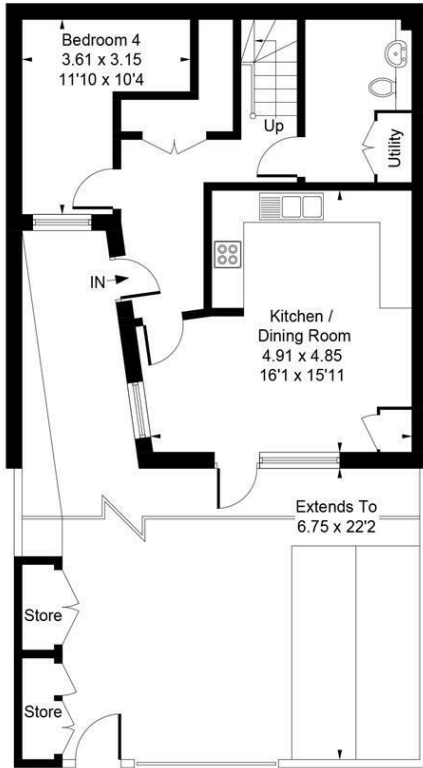


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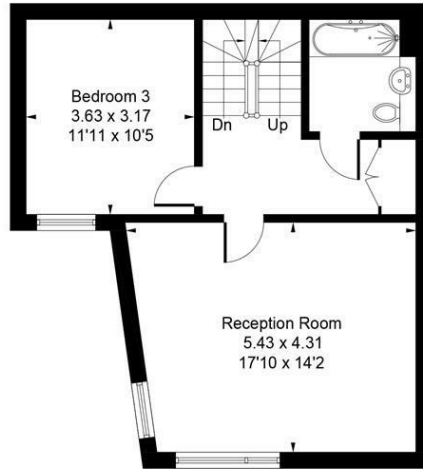




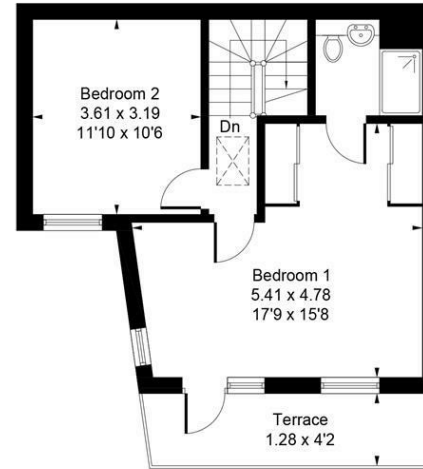
Approximate Gross Internal Area = 142.39 sq m / 1533 sq ft  
(Excluding External Stores)



Ground Floor



First Floor



Second Floor



**LOCAL AUTHORITY**

Hounslow

**TENURE**

Freehold

**COUNCIL TAX BAND**

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 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

**Shaw & Co**  
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