

**Shaw  
& Co**  
ESTATE  
AGENTS

**£960,000**

**Fern Lane**

Hounslow, TW5 0HL

**Shaw  
& Co**

## PROPERTY SUMMARY

This beautifully extended family home offers in excess of 2,000 sq. ft. of versatile living accommodation, thoughtfully designed to suit modern family life. The property has been extensively improved by the current owners and is presented to a high standard throughout.

The ground floor boasts a spacious family reception room featuring a stylish media wall and fireplace, creating the perfect space for relaxing and entertaining. To the rear, there is a bright and airy open-plan kitchen with breakfast bar and dining area, ideal for everyday living and social gatherings. The ground floor further benefits from underfloor heating throughout, alongside a convenient home office and separate WC.

On the first floor, there are four well-proportioned bedrooms, a contemporary family bathroom suite, and an en-suite shower room to the impressive primary bedroom. The second floor offers a generous fifth bedroom complete with its own en-suite, making it ideal for guests or older children seeking additional privacy.

Externally, the property features an easy-to-maintain rear garden and a substantial brick-built annex incorporating a fitted bar and games area, perfect for entertaining or additional recreational space. To the front, there is off-street parking for 3 cars.

Fern Lane is a well-regarded residential road within easy reach of local schools, amenities and excellent transport connections, including nearby road links and rail services into Central London. The property is conveniently positioned for access to Hounslow, Southall and Heathrow, making it an ideal choice for growing families and commuters alike.

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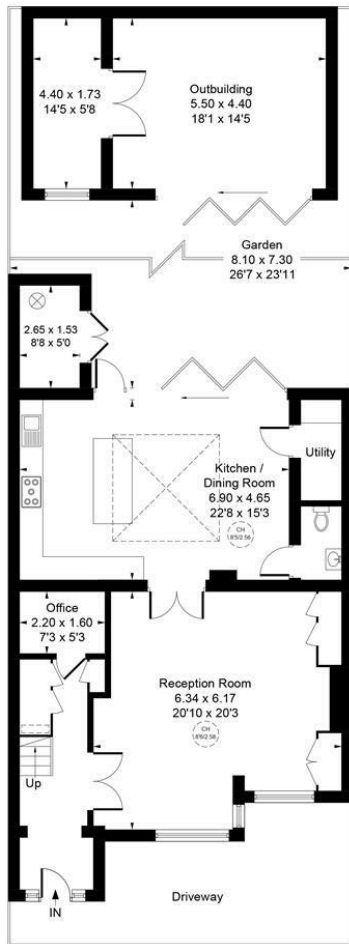


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Approximate Gross Internal Area = 182.95 sq m / 1969 sq ft  
 Outbuildings = 38.40 sq m / 413 sq ft  
 Total = 221.35 sq m / 2382 sq ft

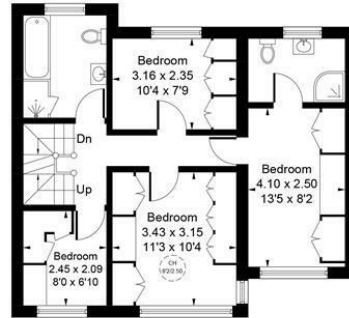


**Ground Floor**

CH = Ceiling Height  
 = Reduced headroom below 1.5m / 5'0"



**Loft**



**First Floor**

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) A			
(81-91) B			
(69-80) C		75	82
(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	



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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