



**£545,000**

**Garrison Close**

Hounslow, TW4 5EZ

## PROPERTY SUMMARY

Shaw & Co are delighted to offer for sale this four bedroom mid terraced property in Garrison Close, Hounslow. Situated within a popular residential area, conveniently located close to excellent transport links and local amenities.

The ground floor comprises of a separate reception room, kitchen & a dining area leading to a conservatory providing additional living space. Also on the ground floor is a bedroom with an en-suite shower room, ideal for guests, multigenerational living or home office use.

To the first floor, there are three further well proportioned bedrooms and a family bathroom.

The property would benefit from some light updating offering buyers the opportunity to personalise to their own taste.

Offered to the market with no onward chain, this property represents an excellent opportunity for families and investors alike.

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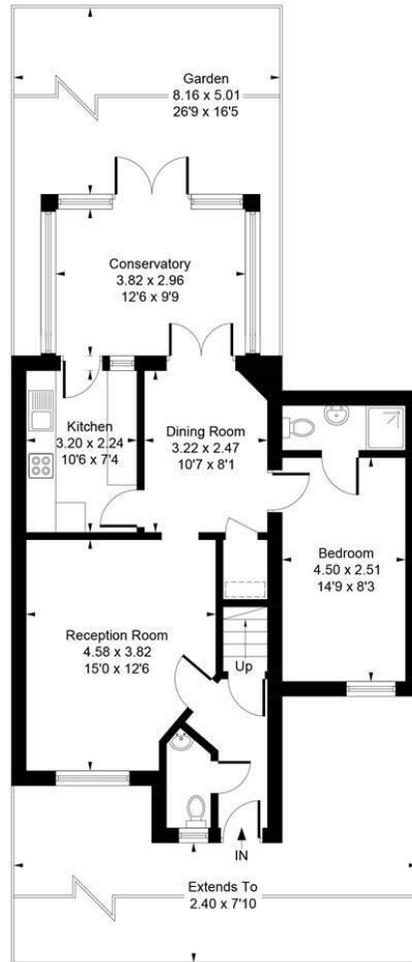


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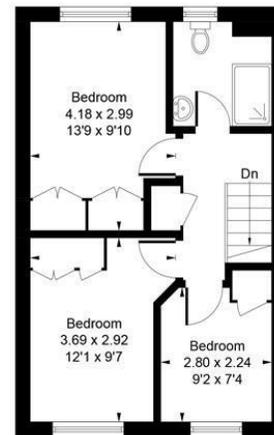
Approximate Gross Internal Area  
109.78 sq m / 1182 sq ft



**Ground Floor**



= Reduced headroom below 1.5m / 5'0"



**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 London Borough Council

**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			89
(81-91) B			
(69-80) C		74	
(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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