

**Shaw  
& Co**  
ESTATE  
AGENTS

OFFERS OVER

**£750,000**

**Ellerdine Road**

Hounslow, TW3 2PL

## PROPERTY SUMMARY

Nestled on the ever-popular Ellerdine Road, this beautifully presented four-bedroom semi-detached home offers the perfect blend of space, style, and practicality — ideal for modern family living.

Boasting over 1,600 sq ft of well-designed living space, the property is in immaculate condition throughout. At the heart of the home is a very spacious through lounge, offering a bright and versatile living area — perfect for entertaining, family time, or simply relaxing in comfort. This flows seamlessly into a stunning open-plan kitchen and dining area, which features underfloor heating, adding an extra touch of luxury and warmth.

The ground floor includes a dedicated office/study room, ideal for working from home, along with a convenient WC.

On the first floor, you'll find three generously sized bedrooms, all with fitted wardrobes, and a stylish family bathroom. The loft has been thoughtfully converted, offering a spacious fourth bedroom — also with fitted wardrobes — and a sleek additional bathroom, making it an ideal guest suite or private master level.

Outside, the home benefits from a private driveway with parking for two vehicles, and a versatile outbuilding complete with its own kitchenette and bathroom — perfect for use as a self-contained studio, home office, or guest accommodation.

Located in a sought-after residential area, this property combines modern features with flexible living spaces, making it a fantastic opportunity for growing families or discerning buyers looking for a move-in ready home.

Don't miss your chance to view this exceptional property on Ellerdine Road!

4



3



2





## Ellerdine, Hounslow TW3

Approximate Gross Internal Area = 150 sq m / 1612 sq ft  
 Outside Buildings = 19 sq m / 207 sq ft  
 Total = 169 sq m / 1819 sq ft  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards  
 Produced for Shaw & Co

### 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			
(69-80) C			
(55-68) D		73	81
(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**  
ESTATE  
AGENTS

#### OFFICE ADDRESS

Whitton  
 Twickenham  
 TW2 7LT

#### OFFICE DETAILS

0208 894 3646  
 whitton@shawandcoestates.com