

OFFERS OVER

£750,000

Central Avenue

Hounslow, TW3 2QL



PROPERTY SUMMARY

OPEN DAY SATURDAY 4TH APRIL 12PM - 1PM

This impressive four-bedroom semi-detached property has been extensively designed and finished to a high standard, offering a superb balance of modern living, practicality and elegant design throughout. The property is entered via a spacious porch with oak double doors, providing useful storage for coats and shoes. This leads into a striking entrance hallway featuring marble flooring with underfloor heating.

To the front, a well-proportioned formal reception room provides an ideal space for entertaining or relaxing, also benefitting from marble flooring and underfloor heating. The rear of the property has been extended to create an outstanding open-plan kitchen and family living area. This space features black granite flooring with underfloor heating, bespoke fitted kitchen units, integrated appliances and large architectural roof lights, allowing for excellent natural light. Triple-glazed doors open directly onto a covered slate patio, ideal for year-round outdoor use.

The garden is mainly laid to lawn with mature planting, including cherry blossom trees, and includes a garden shed for additional storage. Additional ground floor accommodation includes a guest WC, separate utility room and a Megafo hot water system.

On the first floor, there are three spacious double bedrooms, all with bespoke fitted wardrobes, along with a modern family bathroom. The loft has been converted to provide a substantial fourth bedroom suite, offering generous floor space, bespoke storage and Velux windows. The en-suite bathroom features marble flooring, underfloor heating and a jet bath.

4

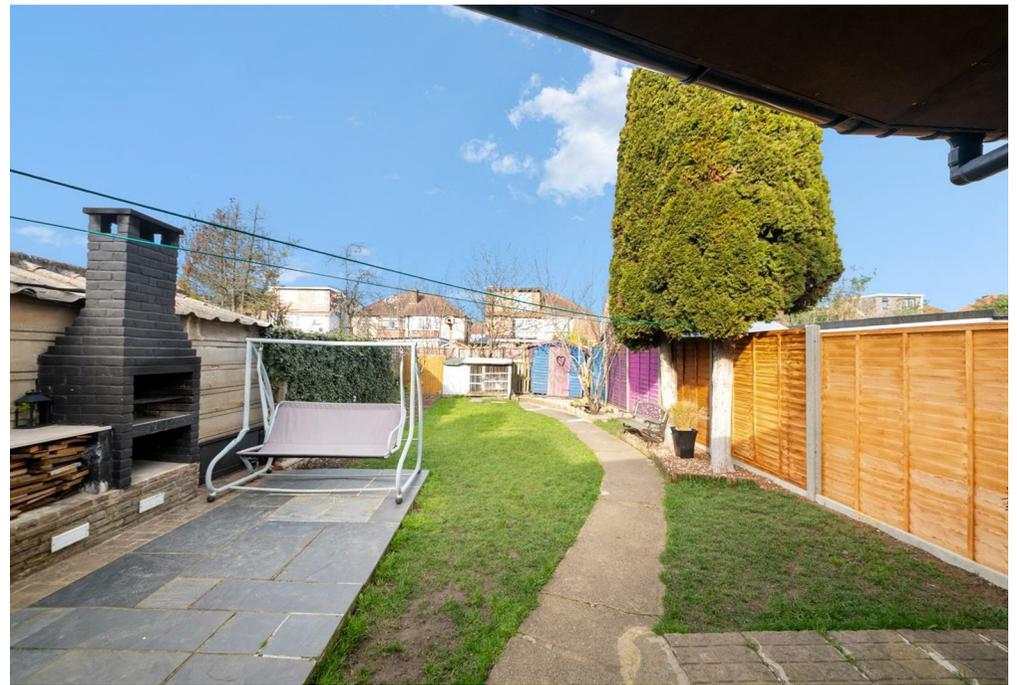


3



2





Approximate Gross Internal Area = 149.40 sq m / 1608 sq ft
(Excluding Eaves)



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

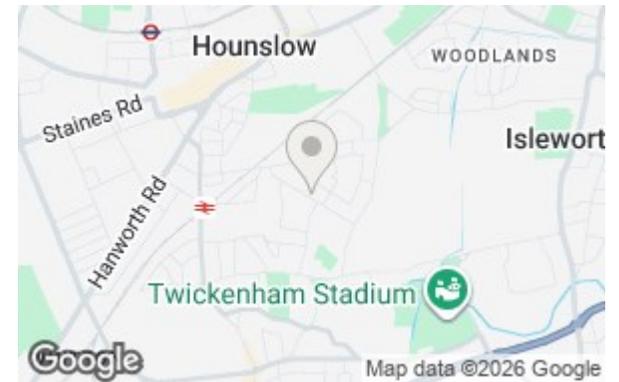
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VIEWINGS

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Current: 69, Potential: 80



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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