Shaw & Co
ESTATE AGENTS

**£614,950**

# Lyncroft Gardens

Hounslow, TW3 2QT

## PROPERTY SUMMARY

Nestled in the charming Lyncroft Gardens in Hounslow, this lovely semi-detached home offers a wonderful blend of character and modern potential. The property features three well-proportioned bedrooms, making it an ideal family home, while two spacious reception rooms create a warm and inviting living environment.

The house benefits from a separate kitchen, providing a practical layout that supports everyday living. The additional reception room offers flexible space, perfect for family gatherings, a formal dining area, or a home office. A family bathroom completes the internal accommodation, ensuring convenience for all residents.

One of the standout features of this home is the expansive rear garden, offering excellent space for outdoor enjoyment and future landscaping. The generous plot also presents exciting potential for a rear extension and loft conversion (subject to the usual planning permissions), allowing buyers to further enhance and personalise the property.

Parking is well catered for, with space for up to three vehicles as well as a garage providing additional storage. Situated in a peaceful residential location, the property is well connected to local amenities, reputable schools, and convenient transport links, including a short walk to Hounslow Overground Station, making it an excellent choice for families and professionals alike.

In summary, this three-bedroom semi-detached home in Lyncroft Gardens is a great opportunity, offering comfortable living today with excellent scope for future development. With its generous living space, large garden, and ample parking, it is a property that truly deserves your attention.

3

1

2

Approximate Gross Internal Area = 86.20 sq m / 928 sq ft
Garage = 16.24 sq m / 175 sq ft
Total = 102.44 sq m / 1103 sq ft

Ground Floor

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

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

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