

PER MONTH

**£3,300 Per Month**

**Wellington Road South**

Hounslow, TW4 5JP



## PROPERTY SUMMARY

Shaw & Co present this newly renovated semi-detached house is located on Wellington Road South, offering convenient access to public transport. The property features three spacious double bedrooms, a downstairs WC, off-street parking, and a rear garden. The entrance from the driveway takes you through a porch into the main hallway. To the left are two rooms, perfect as a reception room and downstairs bedroom, but suitable for conversion into a formal sitting/dining room and a study. The hallway leads to a large, open-plan kitchen, dining, and reception area at the rear, complete with sliding doors that open to the garden. At the top of the stairs, a landing connects to three well-proportioned double bedrooms and a family bathroom. The front of the house features a driveway with parking space for two cars. The rear boasts a spacious, east-facing garden, with an outside storage room at the far end.

4



1

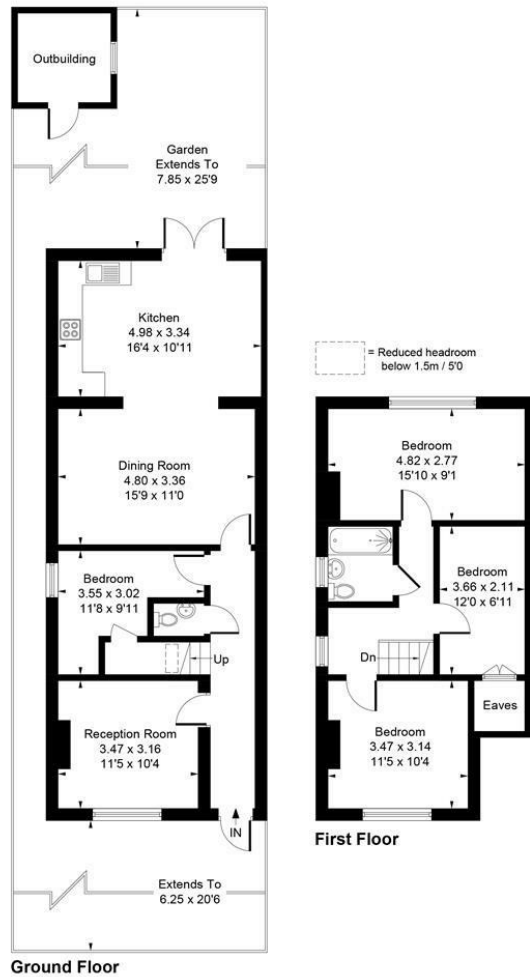


2





Approximate Gross Internal Area = 109.61 sq m / 1180 sq ft  
(Excluding Outbuilding & 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

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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