

Rolfe East



Midsummer Avenue, Hounslow, TW4 5AZ

£495,000 Freehold.

- Three well proportioned bedrooms
- Large kitchen/dining room
- Conservatory
- Freehold
- Convenient for Hounslow Shopping centre
- Private rear garden
- Downstairs WC
- Less than a mile from Piccadilly Line station
- Must be viewed

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Nestled on the well located Midsummer Avenue, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The spacious kitchen diner serves as the heart of the home, providing ample room for cooking and entertaining, while the lounge and conservatory invites natural light and offers a lovely space to relax or enjoy your morning coffee. There is also a welcoming hallway, downstairs cloakroom, a landing and an upstairs family bathroom to complete the accommodation.

Situated less than a mile from Hounslow West Piccadilly Line station, commuting in to central London and out to Heathrow is both easy and efficient. Additionally, the property is conveniently located near the Treaty Centre, which boasts a variety of shops and amenities, ensuring that all your daily needs are within reach. Excellent bus links also serve the surrounding areas, making this location highly accessible.

This home presents a wonderful opportunity for those looking to settle in a vibrant community with excellent transport links and local facilities. Whether you are a first-time buyer or seeking a family home, this property on Midsummer Avenue is certainly worth considering.

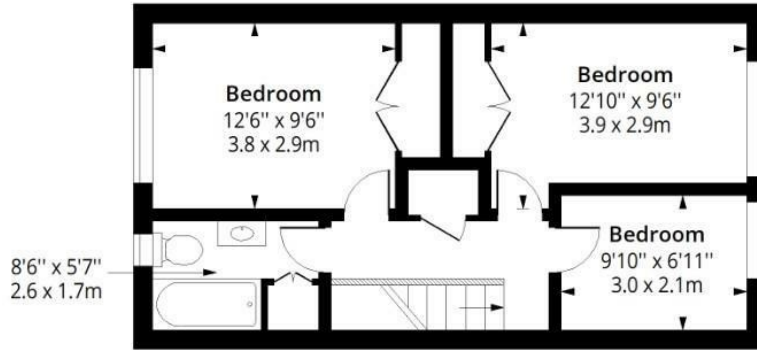




Midsummer Avenue TW4

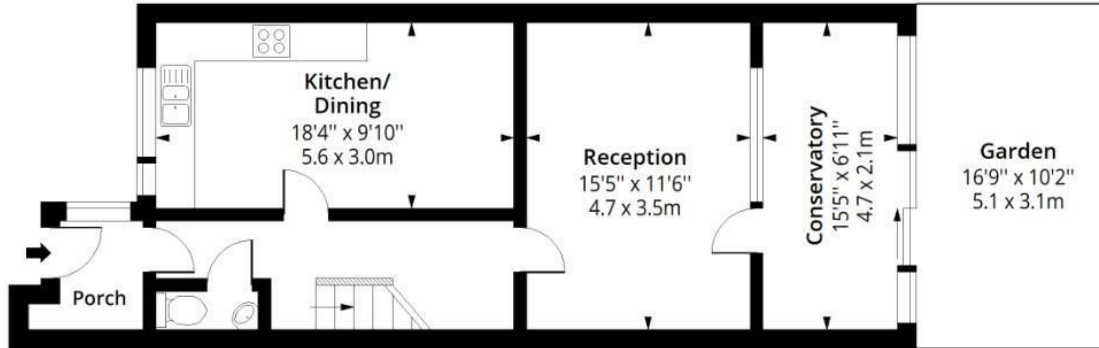
Approx. Gross Internal Area 1080 Sq Ft - 100.33 Sq M

Approx. Gross Patio Area 26 Sq Ft - 2.42 Sq M



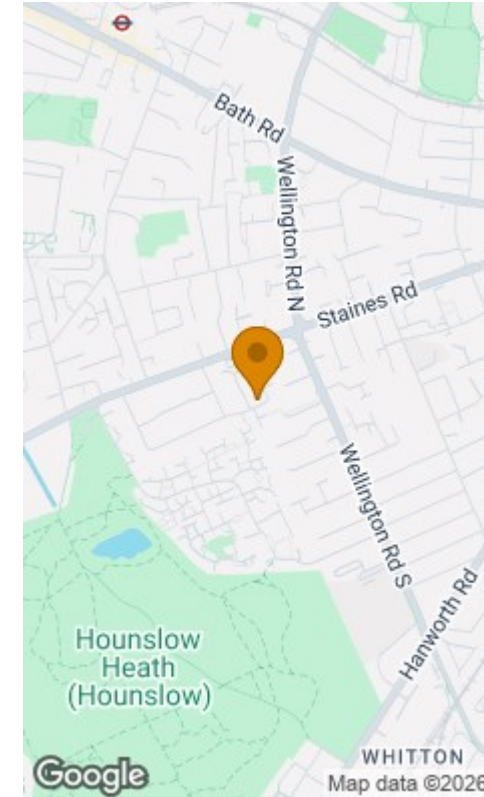
First Floor

Floor Area 481 Sq Ft - 44.68 Sq M



Ground Floor

Floor Area 599 Sq Ft - 55.65 Sq M



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(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	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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