



Manor Avenue, Hounslow, TW4 7JL
Guide Price £609,950

DBK
ESTATE AGENTS



Manor Avenue, Hounslow, TW4 7JL

Guide Price £609,950

SOLD BY DBK!

A fashionable and recently refurbished extended terrace home sprawling circa 1,550 sq.ft.

At present accommodation is arranged over three floors and comprises of FOUR bedrooms (master with ensuite), a through lounge, a chic extended 'L' shaped kitchen and dining room, an additional reception room, family bathroom and a ground floor shower room/ WC. Supplementary to this is a lengthy rear garden with a brick shed for storage and a front garden for off street parking.

Perfectly situated within a moments walk to Hounslow West Underground Station and an array of amenities and restaurants offered on Bath Road. It also falls within close proximity to excellent bus links, local reputable schools such as The Heathlands School, St. Marks Catholic School and Lampton School as well as the A4/M4 connecting you to The City and routes out of town.

Key Features

- Extended Terrace Home
- Fashionable Interior Throughout
- Four Bedrooms (Master with Ensuite)
 - Through Lounge
 - Extended Kitchen/ Diner
 - Additional Reception Room
- Family Bathroom + Ground Floor Shower Room
 - Large Rear Garden with Brick Shed
 - Front Garden for Off Street Parking
 - Circa 1,620 Sq.Ft

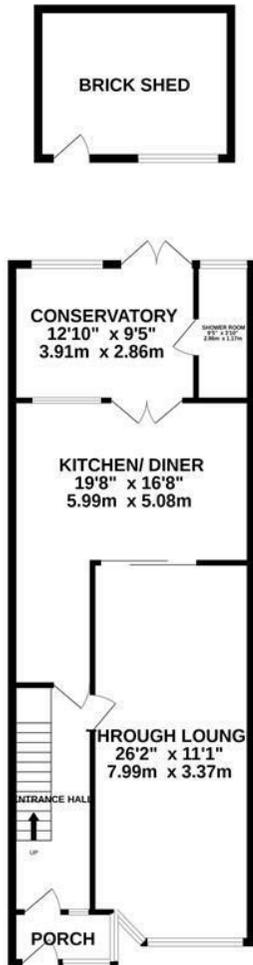


Council Tax Band

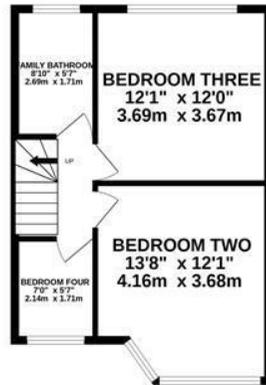
E



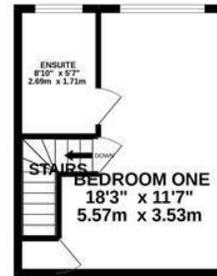
GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



DBK
ESTATE AGENTS

TOTAL FLOOR AREA: 1620 sq.ft. (150.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

36 Bath Road, Hounslow, Middlesex, TW3 3EB
Tel: 0208 570 4747
Email: hounslow@dbkestates.com
www.dbkestates.com