



Tiverton Road, Hounslow, TW3 4JE
Guide Price £575,000

DBK
ESTATE AGENTS



A charismatic 1930s extended semi-detached property arranged over three floors and with NO ONWARD CHAIN.

To date property comprises of four bedrooms (master bedroom with ensuite), two reception rooms, modern kitchen and chic family bathroom as well as ground floor cloakroom. In addition, the property from a lush rear garden with side gated access, front garden and on street parking.

The property also offers further scope for development, subject to planning permission.

Undoubtedly located in a prime location of Hounslow with just seconds of a walk to Hounslow East Station (Piccadilly line) and the 24 Hour Asda Superstore. Also situated a stones throw away are a magnitude of amenities including the Treaty shopping centre, restaurants and bars places on Hounslow High Street. Reputable schools such as Alexandra Primary School and Lampton Academy scoring OUTSTANDING by OFSTED.



Key Features

- No Onward Chain
- Extended Semi Detached Property
- Four Bedrooms (Master with Ensuite)
 - Two Reception Rooms
 - Modern Fitted Kitchen
 - Family Bathroom
- Lush Rear Garden with Side Gated Access
 - Front Garden + On Street Parking
 - Alexandra Primary School 0.1 miles
 - Hounslow East Station 0.1 miles





GROSS INTERNAL AREA
117.4 Sqm / 1264.1 Sqft

NET INTERNAL AREA
Excludes utility and external planning
108.3 Sqm / 1144.8 Sqft

EXTERNAL STRUCTURAL PERIMETER
Excludes utility and external planning
9.0 Sqm / 9.6 Sqft

INTERNAL STRUCTURAL PERIMETER
Excludes utility and external planning
6.9 Sqm / 74.1 Sqft



Specified plans are presented in accordance with the Building Control of Standard for Every Property Assessment Standards. If you intend to rely on any measurement in a transaction you should purchase your own plan. Plan Guidance Illustration only and not intended for planning applications.

PPM 08/03/2008/16,
115.9 Sqm / 1244.8 Sqft
Excludes utility and external planning
104.2 Sqm / 1144.7 Sqft

PPG 08/03/2008/16
117.4 Sqm / 1264.1 Sqft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			