



Ellerdine Road, Hounslow, TW3 2PL
Guide Price £679,950

DBK
ESTATE AGENTS



Ellerdine Road, Hounslow, TW3 2PL **Guide Price £679,950**

A fine illustration of extended semi-detached family home completed to a modern and tasteful décor suitable for any family.

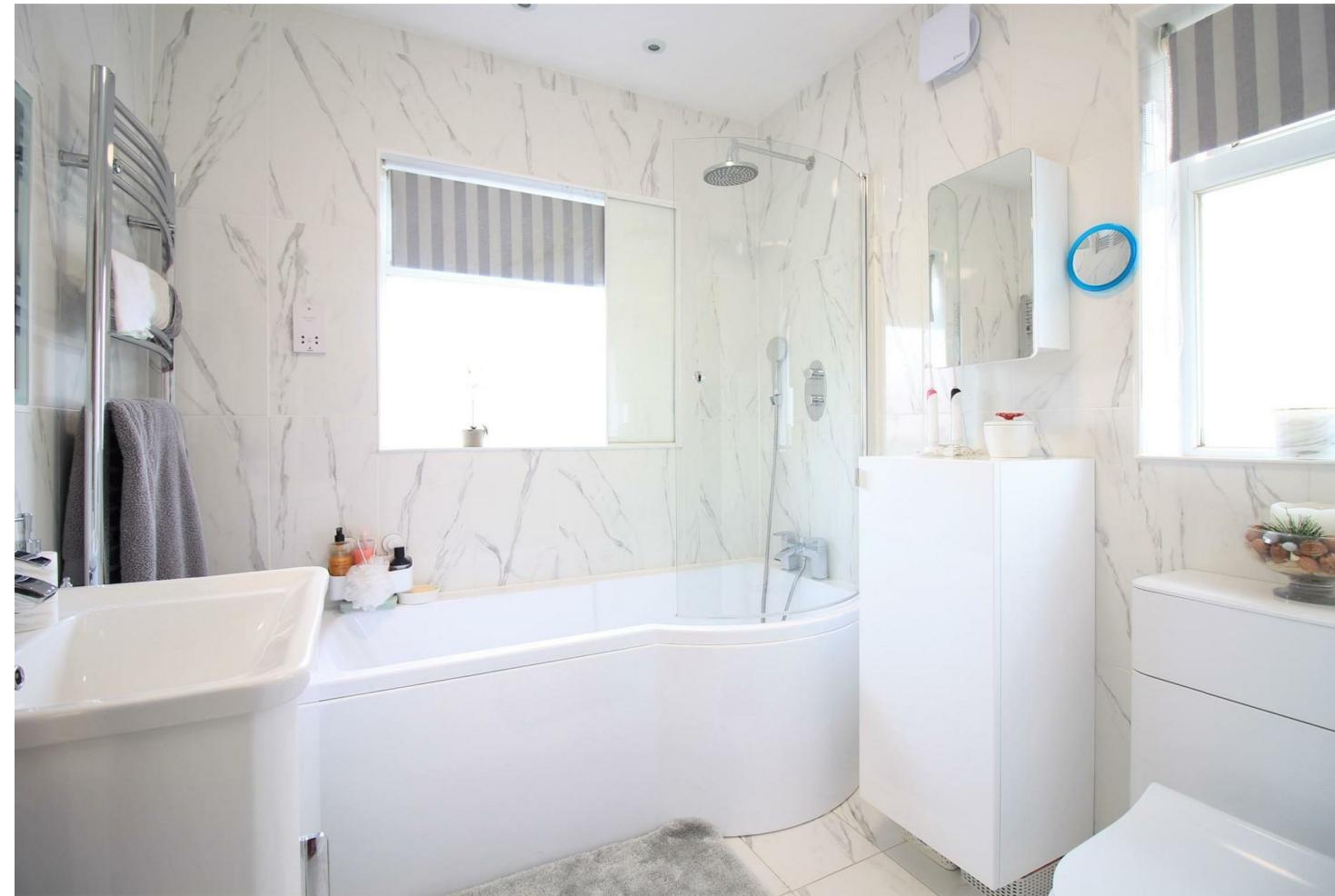
To date accommodation is arranged over three floors and sprawls circa 1,725 sq.ft with four bedrooms (master with ensuite), a bright and airy through lounge, extended kitchen completed with integrated appliances, granite worktops and underfloor heating, a stylish family bathroom suite, cloakroom, utility room and conservatory with underfloor heating. Supplementary to this is a rear garden with side gated access, garage, front garden with off street parking, gas central heating, double glazed windows and a water softener.

Situated on the fringes of Twickenham, the property lies moments from Twickenham Stadium and an ample array of local amenities such as Tesco Extra as well as Whitton High Street and Hounslow Town Centre. For those commuting to The City Hounslow Overground Station can be found within 0.4 miles. The property also falls within the catchment for local reputable schools such as Spring Grove Primary School scoring OUTSANDING BY OFSTED. For motorists the A4 and A316 can be found within a short drive.



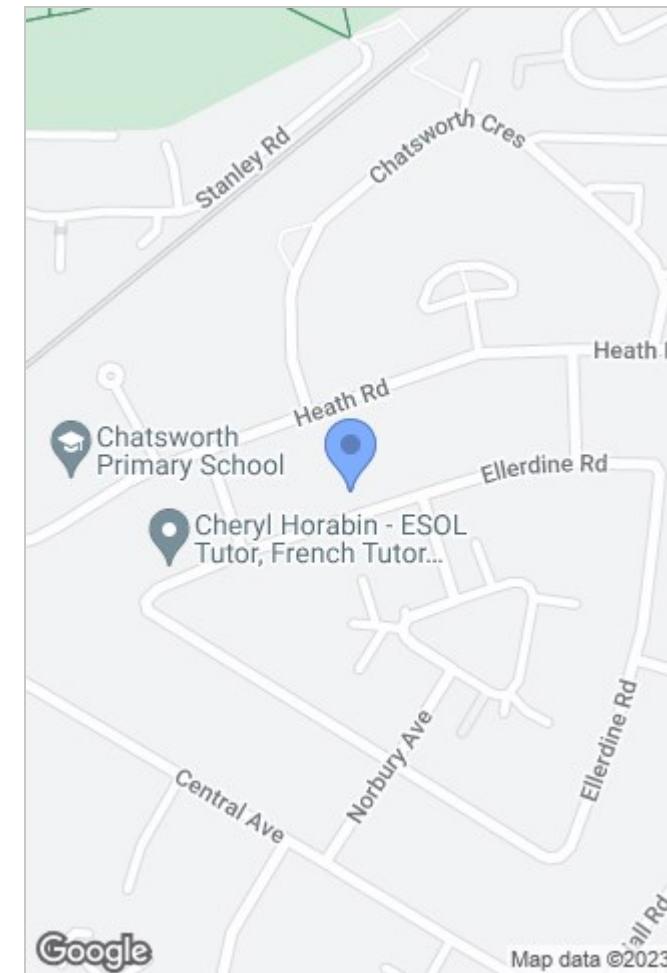
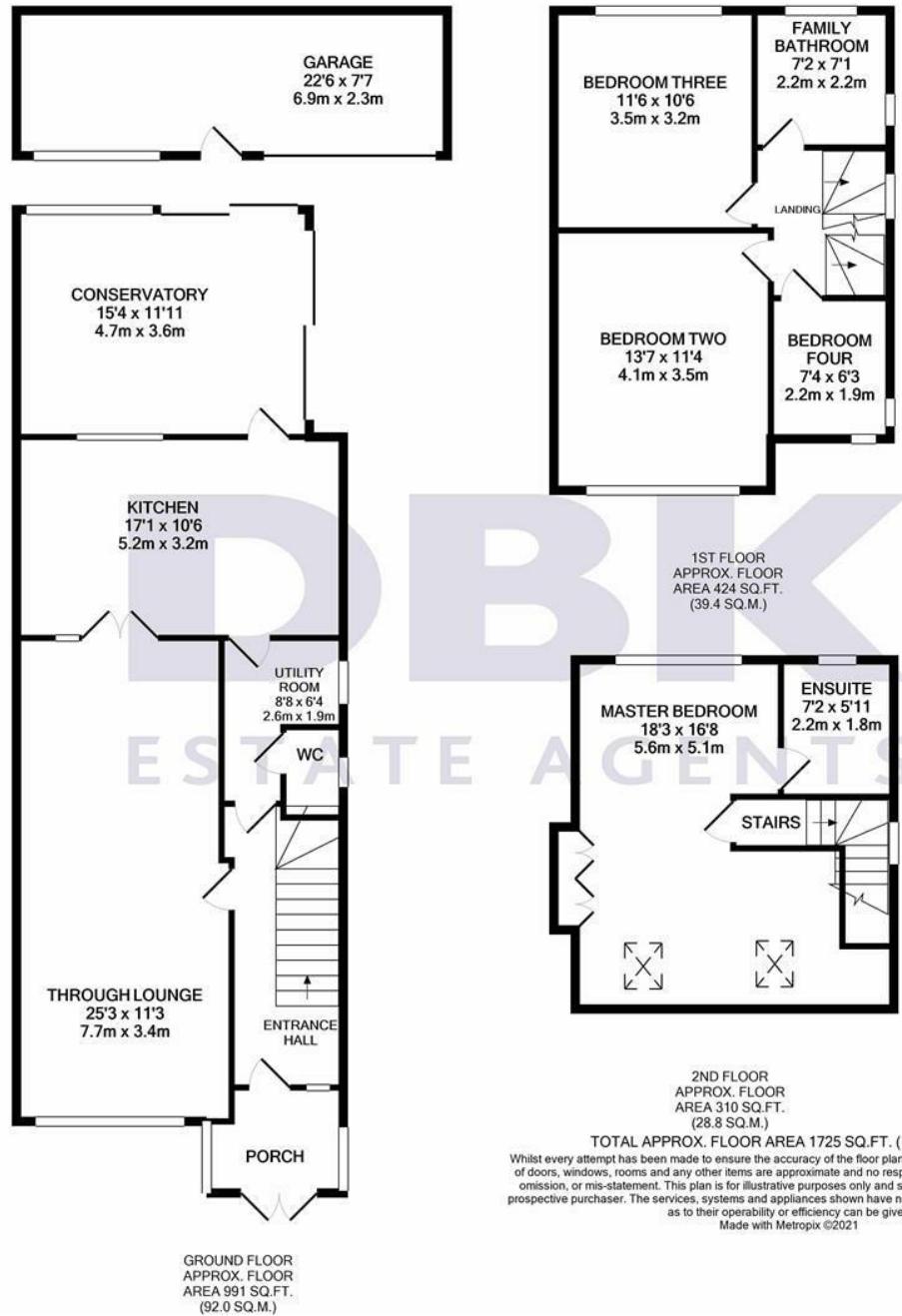
Key Features

- Prominent + Sought After Residential Road
 - Vastly Extended Family Home
 - Sprawling Over 1,700 Sq.Ft
- Four Bedrooms (Master with Ensuite)
 - Through Lounge
- Extended Modern Kitchen with Breakfast Island
 - Family Bathroom Suite + Cloakroom
 - Conservatory with Underfloor Heating
- Rear Garden with Garage and Side Shared Access
 - Front Garden for Off Street Parking



Council Tax Band

D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO2 emissions			
(92 plus)		79	
(81-91)		60	
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	