



Hinton Avenue, Hounslow, TW4 6AR
Guide Price £625,000

DBK
ESTATE AGENTS



Situated in a popular residential location, this attractive and well-presented extended semi-detached home comes to the market with NO ONWARD CHAIN!

The first floor comprises of three well-proportioned bedrooms served by a stylish family bathroom suite finished to a high standard. The ground floor comprises of two inviting reception rooms and an impressive extended kitchen/dining room offering an excellent social space. A contemporary ground floor shower room adds further convenience and flexibility.

Externally, the property continues to impress with a generous rear garden providing an ideal setting for outdoor enjoyment with the added benefit of side access. A garage with rear access offers excellent storage and to the front, a brick-paved driveway provides valuable off-street parking.

Having already been thoughtfully extended, the property provides spacious and versatile accommodation with excellent potential for future extension, subject to necessary planning consents.

Appropriately sited within a short walk to the buzzing Hounslow West Bath Road this property does not lack amenities and transport links to London Heathrow Airport and Central London via Hounslow West Underground Station. The property also falls within the catchment for local reputable schools and for motorists the A4/ M4 can be found in a short drive.

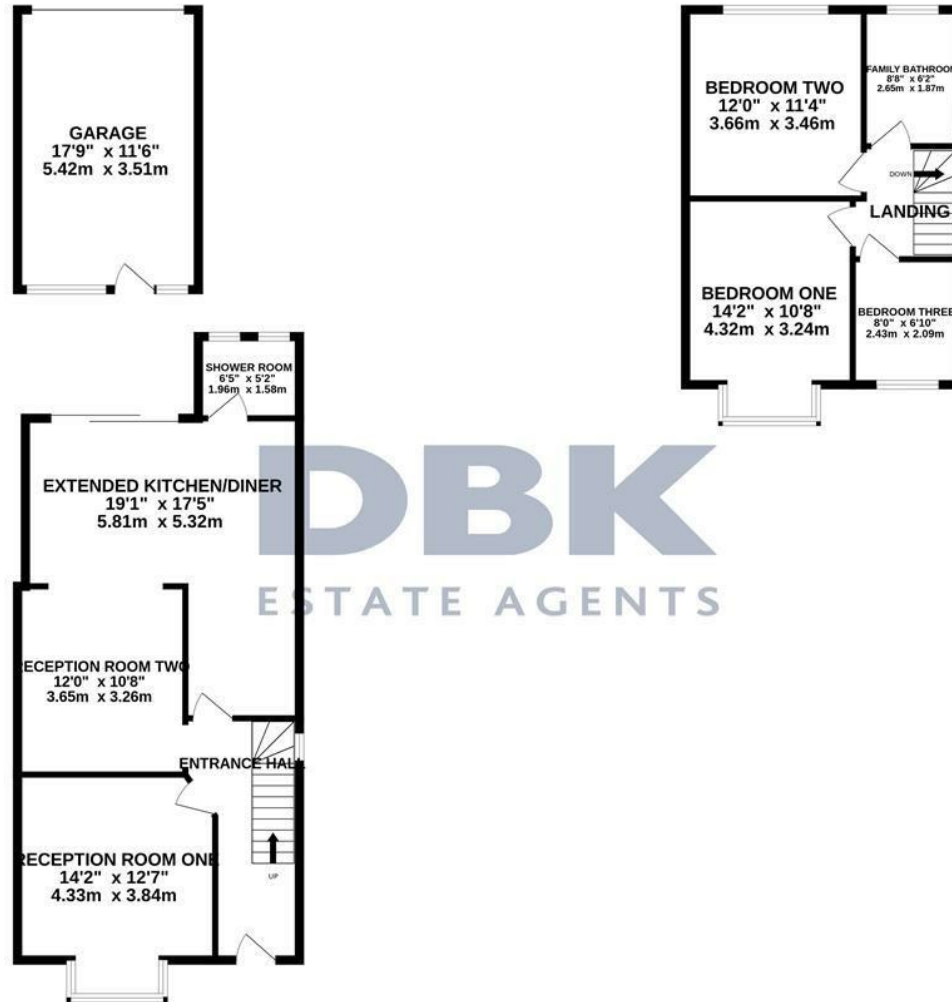
Key Features

- Chain Free + Well Presented Throughout
 - Extended Semi-Detached Home
 - Three Bedrooms
 - Two Reception Rooms
 - Extended Kitchen/ Diner
 - Fashionable Family Bathroom Suite
 - Additional Ground Floor Shower Room
 - Well Proportioned Rear Garden with Side Access + Garage with Rear Access
 - Brick Paved Front Garden Providing Off Street Parking
 - Scope for Further Development (stpp)



GROUND FLOOR
865 sq.ft. (80.3 sq.m.) approx.

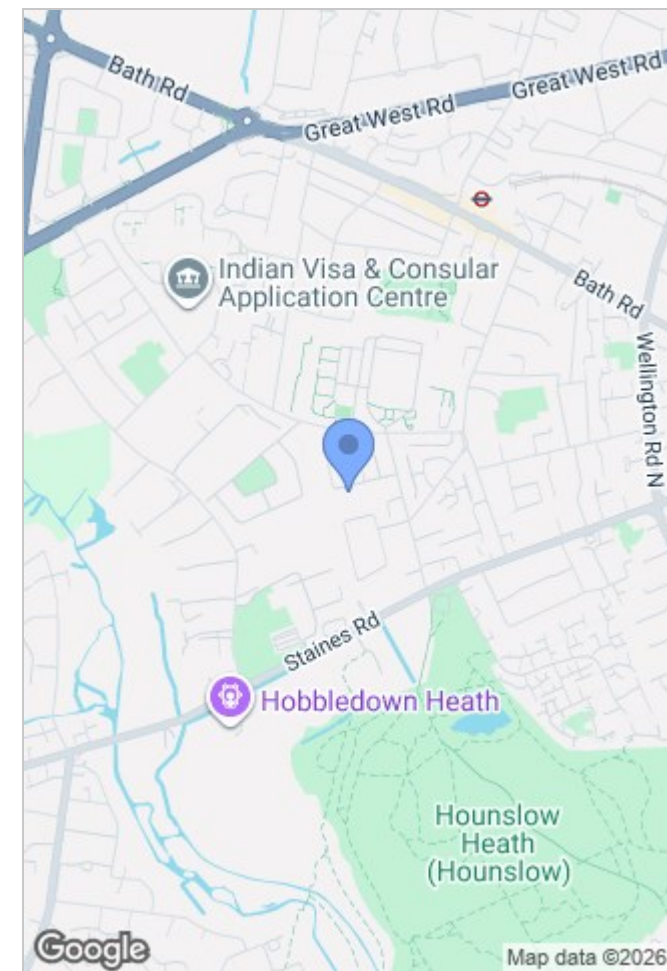
1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1296 sq.ft. (120.4 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.

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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		
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	

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