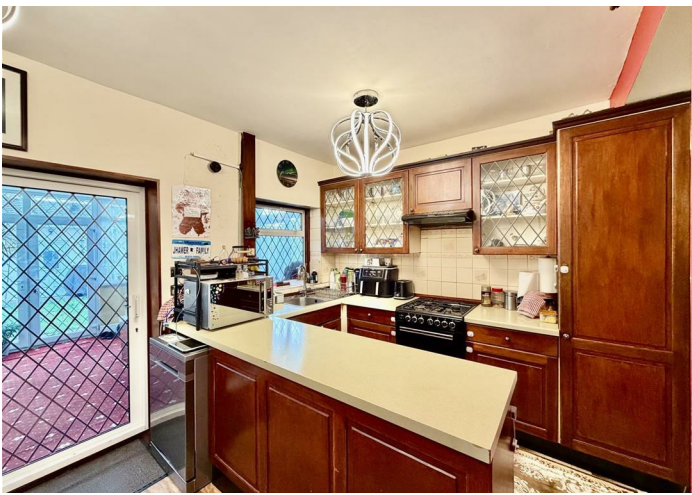




Penderel Road, Hounslow, TW3 3QR
Guide Price £579,950

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This extended end of terrace home offers approximately 1,595 sq. ft. of well-balanced living accommodation.

The open plan ground floor creates a wonderful sense of space and flow, featuring a stylish kitchen and diner that opens into a family room. An additional reception room provides flexibility for use as a formal lounge or bedroom. Upstairs, the property offers three generously sized bedrooms, all benefiting from fitted wardrobes, alongside a chic and contemporary family bathroom.

To the rear, a conservatory with WC overlooks the garden, providing a bright and versatile extra living space. The rear garden also benefits from side access and a brick-built outbuilding, while the front garden and convenient on-street parking complete this impressive home.

Located on this prime location the property lies in the midst of Staines Road and Hanworth Road providing an ample array of local amenities and excellent transport links via Hounslow Overground Station and Hounslow Central Station. There are also ample bus links for routes around town, towards Heathrow and neighbouring areas. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED.

Key Features

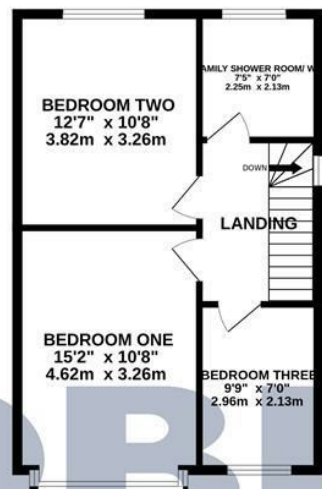
- **Extended End of Terrace**
 - Circa 1,595 Sq. Ft
- **Three/ Four Bedrooms with Fitted Wardrobes**
- **Open Plan Ground Floor**
- **Kitchen/ Diner Area with Family Room**
 - **Additional Reception Room**
 - **Chic Family Bathroom**
 - **Conservatory with WC**
- **Rear Garden with Side Access + Brick Out Building**
- **Front Garden + On Street Parking**



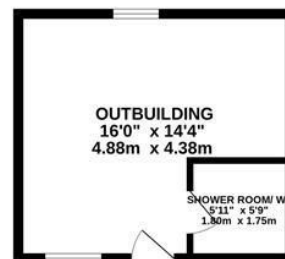
GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



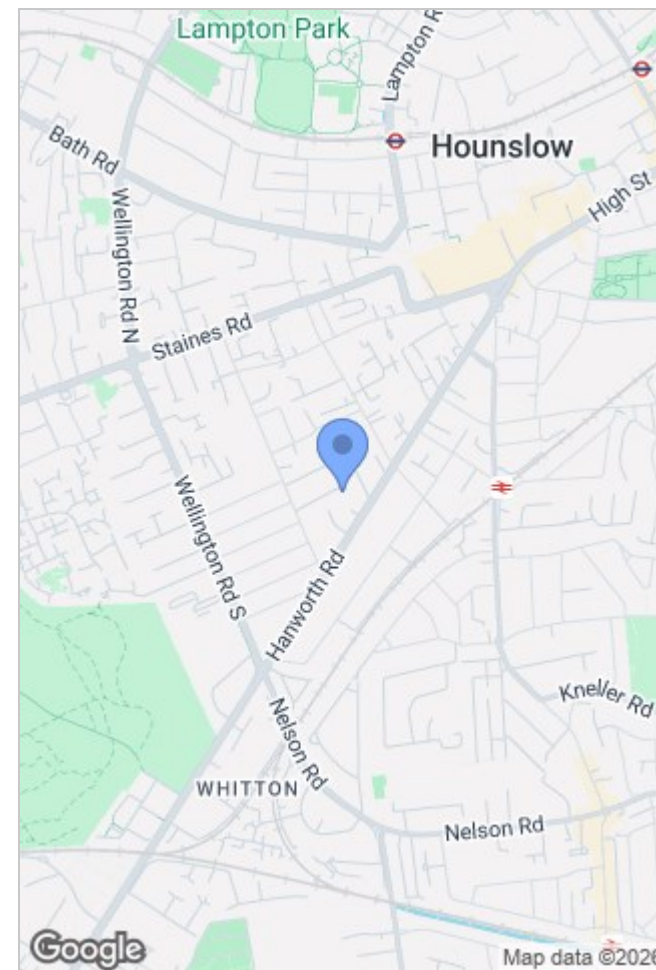
OUTBUILDING
230 sq.ft. (21.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1595 sq.ft. (148.1 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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