



Ellington Road, Hounslow, TW3 4HY
Guide Price £700,000

DBK
ESTATE AGENTS



This beautifully designed and extended semi-detached home offers a perfect blend of modern style and practicality, with high specifications throughout and an impressive living space of approximately 1,303 square feet.

The property features FOUR well-appointed bedrooms, including a stunning master suite in the loft complete with an ensuite bathroom. The heart of the home is a striking L-shaped kitchen, fitted with integrated appliances and a bright dining area, creating the ideal space for both family living and entertaining. A through lounge provides a seamless flow of space, while the chic family bathroom and convenient ground floor WC enhance the property's functionality.

The lengthy garden at the rear is perfect for outdoor enjoyment and entertaining, while the front garden offers off-street parking for added convenience. With side gated access and scope for further development, subject to planning permission, this home provides excellent potential to grow alongside your needs.

Sited on the renowned location this property is ideally located 0.1 miles from Hounslow Central Underground station serving Piccadilly Line for those commuting to The City in addition, to the forthcoming Crossrail Network offering a twenty-six minute commute to Canary Wharf. London Heathrow is only ten minutes by tube direct to Heathrow Central and Terminal Four and fourteen minutes to Terminal Five. With the M4 & M25 motorway also within close proximity to the property. Also just a stone's throw away from the property rests Hounslow High Street, boasting an ample array of local amenities ranging from supermarkets, gyms, beauty parlours, retail shops, bars and restaurants.



Key Features

- **Beautifully Designed Extended Semi-Detached Home**
- **High Specifications + Circa 1,303 Sq.Ft**
 - **Four Bedrooms (Master in Loft with Ensuite)**
- **Stunning L Shaped Kitchen with Integrated Appliances + Dining Area**
 - **Through Lounge**
- **Chic Family Bathroom + Ground Floor WC**
 - **Lengthy Garden Ideal for Outdoor Enjoyment + Entertainment**
 - **Front Garden for Off Street Parking**
 - **Side Gated Access**
 - **Scope for Further Development (stpp)**



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Approx Gross Internal Area = 121.09 sq m / 1303 sq ft

Garden = 226.1 sq m / 2434 sq ft

Total = 347.19 sq m / 3737 sq ft

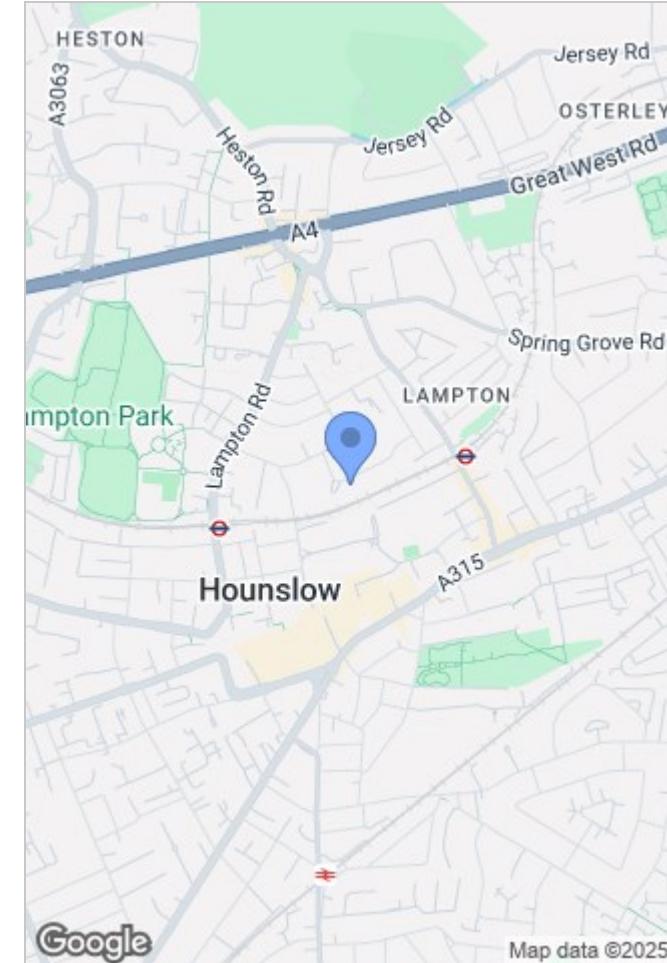


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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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			
Very environmentally friendly - lower CO2 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 CO2 emissions			

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			
EU Directive 2002/91/EC			
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