



**Charter Crescent, Hounslow, TW4 6AY**  
**Guide Price £545,000**

**DBK**  
ESTATE AGENTS





This extended end terrace property is offered with NO ONWARD CHAIN and boasts a total area of approximately 1,110 square feet.

Benefits include four inviting bedrooms, providing flexible living arrangements for family members or guests. The through lounge offers a spacious and welcoming environment for relaxation and entertaining, while the modern extended kitchen promises culinary delights with its contemporary design and ample workspace.

A dedicated study room provides a quiet retreat for work or leisure pursuits and the modern family bathroom, complemented by an additional shower room ensures convenience and practicality.

Outside, the rear garden beckons with its tranquil ambiance, offering a serene outdoor space, side gated access enhances the convenience while the front garden provides off-street parking.

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

- No Onward Chain
- Extended End of Terrace Property
  - Circa 1,110 Sq.Ft
  - Four Bedrooms
  - Through Lounge
- Modern Extended Kitchen
  - Study Room
- Modern Family Bathroom
  - Additional Shower Room
- Rear Garden with Side Gated Access + Front Garden with Off Street Parking



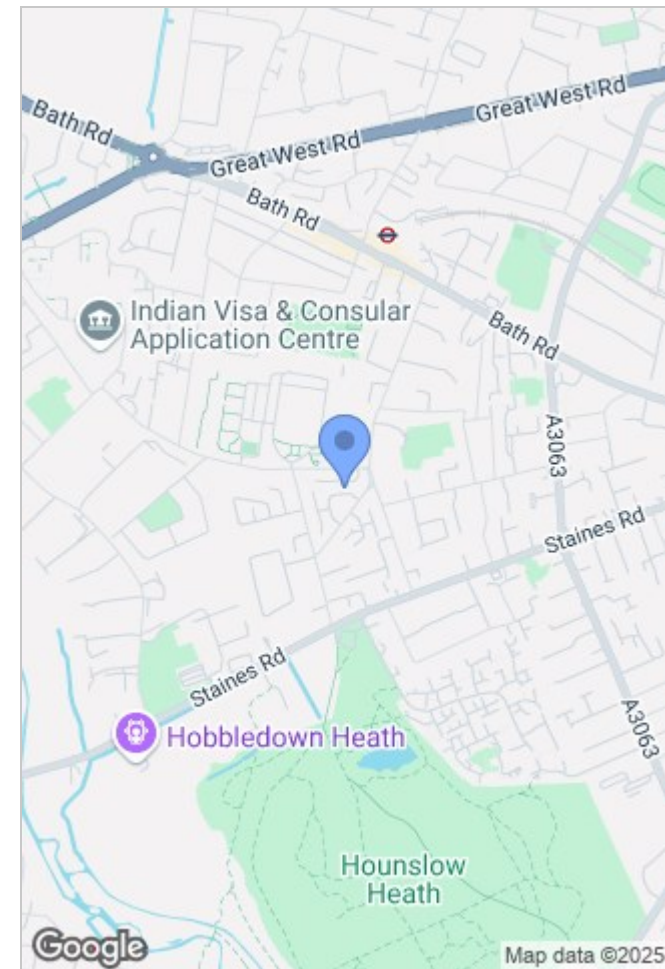
GROUND FLOOR  
630 sq.ft. (58.6 sq.m.) approx.

1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (103.2 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		85
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	