



- Freehold
- Three bedrooms
- Large rear garden
- Modern throughout

Swan Road, Hanworth

A beautifully presented three bedroom terraced family home situated in a convenient location.

£400,000



Property Description

A beautifully presented three bedroom terraced family home situated in a convenient location. The living space on the ground floor comprises a bay-fronted reception room, dining room and a modern kitchen/breakfast room with separate utility room. Upstairs there are three bedrooms and a larger than average contemporary family bathroom. Further benefits include a rear garden reaching over 55ft with storage shed and the potential to further extend (subject to planning permission and the usual consents).

Location

Swan Road is convenient location providing excellent access to the M3, A316 and M25. Local bus routes provide links to Feltham mainline station which has trains into London Waterloo in less than 30mins, as well as links to two Piccadilly line stations, Staines, Kingston and Richmond.





Swan Road, TW13

Approx. Gross Internal Area 1020 Sq Ft - 94.76 Sq M

(Including Restricted Height Area & Excluding Shed)

Approx. Gross Internal Area 966 Sq Ft - 89.74 Sq M

(Excluding Restricted Height Area & Shed)

Approx. Gross Internal Area Of Shed 87 Sq Ft - 8.09 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements