



**Shaw
& Co**
ESTATE
AGENTS

GUIDE PRICE

£779,950

Great West Road

HOUNSLOW, TW5 0BA

PROPERTY SUMMARY

A well-proportioned and extended family home located on the popular Great West Road in Hounslow, offering versatile accommodation and excellent transport links.

The property features a spacious through lounge, providing a bright and flexible living and dining area ideal for modern family life. To the rear, there is an extended kitchen with an additional sitting area, creating a practical and sociable space for everyday living and entertaining.

On the ground floor there is a shower room w/c and a fourth bedroom, suitable for use as a guest room, home office or further reception room. The first floor comprises three well-sized bedrooms and a family bathroom.

Externally, the property benefits from an external utility room/spice kitchen, offering valuable additional storage and preparation space. To the rear is a garage with side access, and to the front there is off-street parking, a notable advantage for the area.

Situated within the area of Heston/Hounslow, the property is well placed for local amenities, schools and transport connections. Hounslow West, Hounslow Central and Hounslow East Underground stations (Piccadilly Line) provide direct links into Central London and Heathrow Airport. Excellent road connections are available via the A4 (Great West Road) and M4 motorway, while multiple bus routes serve the surrounding area.

4



2



2





Approximate Gross Internal Area = 158.29 sq m / 1704 sq ft
 Utility = 16.61 sq m / 179 sq ft
 Garage = 25.83 sq m / 278 sq ft
 Total = 200.73 sq m / 2161 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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LOCAL AUTHORITY

Hounslow

TENURE

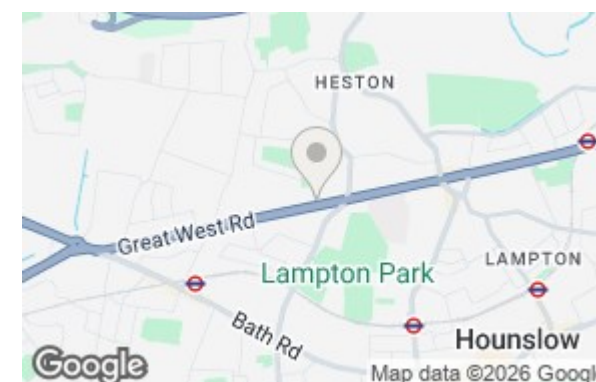
Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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