

REDUCED

£490,000 Freehold



## Leamington Close, Hounslow. TW3 2RB

- Entrance Hall
- Spacious Lounge/ Diner
- Conservatory
- Kitchen
- Downstairs WC
- Three Good Sized Bedrooms
- Family Bathroom
- Private Garden
- Rear Outhouse
- Driveway





## PROPERTY DESCRIPTION

A spacious and conveniently located family home with private driveway and rear outhouse/ office. Conveniently located just a short walk from Hounslow train station, local bus routes and local amenities. Offered to the market with no onward chain and with up to date landlord certificates. Contact our office for more information.





## ROOM DESCRIPTIONS

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### Entrance

Approached via a front aspect wooden door, laminate flooring, wall mounted double radiator and stairs to first floor with cupboard underneath.

### Through Lounge

7.35m x 3.45m (24' 1" x 11' 4") Front aspect double glazed bay windows, laminate flooring, gas fireplace and wall mounted radiator. Ample space for lounge and dining furniture. Sliding doors to conservatory.

### Kitchen

3.78m x 1.86m (12' 5" x 6' 1") Rear aspect double glazed window and door to conservatory, eye and base level units with integrated boiler, drainage sink and extractor fan. Space for white goods and cooker.

### Conservatory

2.95m x 4.33m (9' 7" x 15' 4") Rear aspect double glazed windows and door to garden, laminate flooring and wall mounted radiator.

### First Floor Landing

Loft hatch, carpeted flooring and doors to all rooms.

### Principle Bedroom

3.69m x 3.08m (12' 1" x 10' 1") Front aspect double glazed bay window, laminate flooring. built in wardrobes and wall mounted radiator.

### Bedroom Two

3.68m x 10.0m (12' 1" x 32' 10") Rear aspect double glazed window, laminate flooring and wall mounted radiator.

### Bedroom Three

2.16m x 1.95m (7' 1" x 6' 5") Front aspect double glazed window, laminate flooring, built in wardrobes and drawers, wall mounted radiator.

### Bathroom

Rear aspect double glazed window with frosted glass, large corner bath with shower attachment, low level WC, pedestal wash basin and bidet. Vinyl flooring and walls.

### Garden

West facing garden and mostly paid with planted borders and access to rear brick outhouse.

### Outhouse

Power, lighting and carpeted flooring. Perfect for an office or playroom.



