

315 Vicarage Farm Road,  
Hounslow, TW5 0DR

Tel: 02085707900  
gavin@bluestateagents.co.uk



## £395,000 Freehold

- Three Bedroom Terrace House
- Two Reception Rooms
- Potential For Further Development To The Loft & Rear (STPP)
- Popular Location Near To Hounslow West Tube Station
- Hounslow Heath Infant and Junior Catchment Area
- Three Large Bedrooms
- Family Bathroom Suite
- Contact Blue Estate Agents Today To Arrange A Viewing
- EPC Rating D





Blue Estate Agents are proud to bring to market, a spacious and well-proportioned family home with ample living space located on this popular residential road in Hounslow West, providing easy access to popular transport links, such as Hounslow West Tube Station (7 minute walk). The accommodation offers a large bay fronted reception room, separate dining room, modern kitchen/ breakfast room with doors leading onto a utility room and on to good-sized 60 ft (approx) garden. To the first floor, the property benefits from a large master bedroom and two generous bedrooms. The first floor is complete with a family bathroom suite.

The property also benefits in having potential to extend to the rear and loft (STPP).

Standard Road is a popular residential road in Hounslow West located close to amenities, underground station, excellent transport links and nearby schools.



Total area: approx. 115.3 sq. metres (1240.8 sq. feet)

### Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Blue Estate Agents in the first instance.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 to 100) <b>A</b></p> <p>(81 to 91) <b>B</b></p> <p>(69 to 80) <b>C</b></p> <p>(55 to 68) <b>D</b></p> <p>(39 to 54) <b>E</b></p> <p>(21 to 38) <b>F</b></p> <p>(1 to 20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	58	68	62
<p>England, Wales &amp; N.Ireland</p> <p>EU Directive 2002/91/EC</p>		<p>England, Wales &amp; N.Ireland</p> <p>EU Directive 2002/91/EC</p>	