



86 Greencroft Road  
Hounslow, TW5 0BH



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# Greencroft Road

Hounslow, TW5 0BH

**\*\*\*OPEN HOUSE: SATURDAY 19TH SEPTEMBER 2020 AT 12-2PM - PLEASE CONTACT BLUE ESTATE AGENTS TO BOOK YOUR APPOINTMENT \*\*\*** Blue Estate Agents bring to market, a charming non-extended semi-detached family home arranged over two floors & boasting larger than average accommodation with ample scope for development. Circa 1,287 sq.ft - 119.6sq.m. (approx.) Situated within a prestigious location within Heston, this larger than average 1930s family home boasts, a large through lounge, separate kitchen, three double bedrooms and family bathroom/WC. Supplementary to this, the property boasts a considerably large rear garden stretching 125ft x 26ft with side access, one garage, a garden store and a beautifully presented front garden. The property is gas central heated throughout and fitted with double glazed windows.

Located just off the renowned Great West Road, The property has great potential to extend, subject to usual planning permissions, providing prospective buyers with the foundations to build a large family home, located on one of Heston's most prestigious roads. Osterley Station (Piccadilly Line - Zone 4) can be found within easy reach providing access to Central London and Heathrow Airport. Motorist can also find the A4 within a stone throw away and easy connections to popular motorway links such as the M4/M25. Early viewings are highly advised by contacting Blue Estate Agents.





### **Porch**

2.13m x 0.66m (7' 0" x 2' 2")

### **Entrance Hall**

1.78m x 4.82m (5' 10" x 15' 10")

### **Sitting Room**

3.38m x 4.50m (11' 1" x 14' 9")

### **Dining Room**

3.78m x 4.44m (12' 5" x 14' 7")

### **Kitchen**

2.18m x 3.61m (7' 2" x 11' 10")

### **Landing**

2.23m x 3.38m (7' 4" x 11' 1")

### **Master Bedroom**

3.48m x 4.49m (11' 5" x 14' 9")

### **Bedroom Two**

3.84m x 4.30m (12' 7" x 14' 1")

### **Bedroom Three**

2.13m x 3.34m (7' 0" x 10' 11")

### **Bathroom**

1.9m x 1.99m (6' 3" x 6' 6")

### **W/C**

0.81m x 1.15m (2' 8" x 3' 9")

### **Garage**

2.7m x 4.8m (8' 10" x 15' 9")

### **Garden Store**

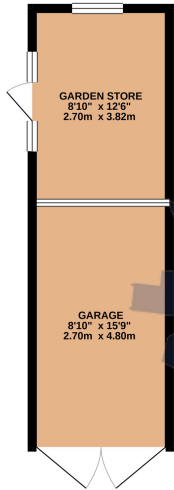
2.7m x 3.82m (8' 10" x 12' 6")

### **Garden**

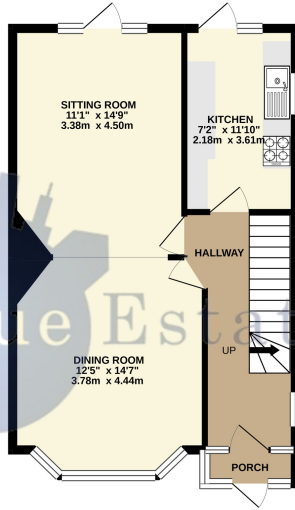
37.5m x 8m (123' 0" x 26' 3")



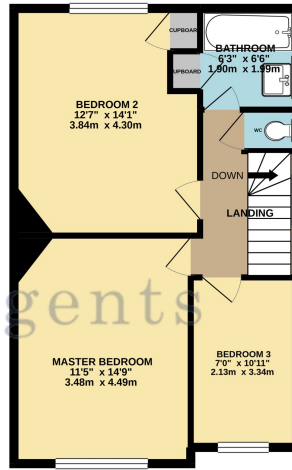
GARAGE  
250 sq.ft. (23.2 sq.m.) approx.



GROUND FLOOR  
515 sq.ft. (47.9 sq.m.) approx.




1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.




TOTAL FLOOR AREA: 1287 sq.ft. (119.6 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
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(56 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(56 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	

80

61

76

55

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