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Hounslow, TW5 0DR

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**21a Harte Road, Hounslow, Greater London
, TW3 4LD**

£392,500 Freehold

- Two Double Bedroom End of Terrace Property For Sale
- Large Lounge and Separate Kitchen
- One Bathroom Suite
- Off Street and On Street Parking Available
- Large Rear Garden (approx. 65ft)
- Side Alley Access Available
- Potential For Further Development (STPP)
- No Onward Chain
- Available For Viewings Immediately!
- EPC Rating D





Blue Estate Agents bring to market, a two bedroom, end of terrace home, located within a stones throw to Lampton Park. Available to market with no onward chain, this property allows the perfect setting for both residential and investment purchasers. The property consists of a large lounge which leads on to a kitchen/dining area and W/C, upstairs there are two large double bedrooms and a family bathroom suite. There is a large garden to the rear as well as off street / on street parking available to the front. The property has further potential in creating a third bedroom which would give this property a rental potential of approximately £19,200.00 per annum. For further information or to book a viewing, please contact Blue Estate Agents.

Living Room

5.2m x 3.2m (17' 1" x 10' 6")

Kitchen / Diner

4.0m x 3.6m (13' 1" x 11' 10")

Bedroom One

4m x 3m (13' 1" x 9' 10")

Bedroom Two

4m x 3.4m (13' 1" x 11' 2")

Bathroom

2.2m x 1.8m (7' 3" x 5' 11")

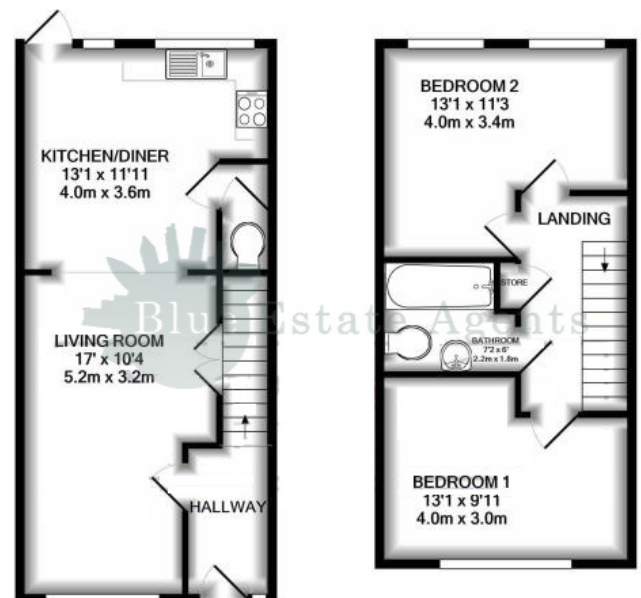
Garden

Length: 19m (62' 4") (approx.)

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		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	62	63
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 SQ.M.)

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. 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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