

315 Vicarage Farm Road,
Hounslow, TW5 0DR

Tel: 02085707900
gavin@bluestateagents.co.uk



**Lampton Avenue, Hounslow, Greater
London, TW3 4EW**

£525,000 Freehold

- Three Bedroom Semi-Detached House For Sale
- Large Reception Room and Separate Kitchen
- Off Street and On Street Parking Available
- Rear Garden Length and Width Approx 52ft x 35ft (approx.)
- Side Gate Access to Side Garage
- One Bathroom Suite with Separate W/C
- Available with No Onward Chain
- Contact Blue Estate Agents Today To Arrange A Viewing
- EPC Rating





Blue Estate Agents bring to market, A 1930's semi-detached home situated in a popular residential area off Lampton Road, TW3. In need of internal refurbishment, the property comprises three bedrooms, two reception rooms, kitchen, first floor bathroom room with separate W/C and outdoor garage. The current floor area of this property is approximately 1151 sq. ft. The property further benefits from gas central heating throughout, large rear garden and off street parking for two cars. For those looking to develop further, the property provides 2.78m wide side land to which potential suitors would be able to build a double storey extension, subject to planning permission. Rear extension and loft conversion is also a possibility for potential suitors (stpp) . The property will be offered with no onward chain.

Lampton Avenue is a quiet residential road, ideally situated 0.4 miles to Hounslow Central station (Piccadilly line) and Hounslow High Street. Lampton School is located within a stones throw from the property and parks and amenities are within a short walking distance. For Further information, or to book your viewing, please contact a dedicated member at Blue Estate Agents.

Reception Room

3.68m x 4.3m (12' 1" x 14' 1")

Living Room

3.41m x 4.27m (11' 2" x 14' 0")

Kitchen

2.62m x 3.68m (8' 7" x 12' 1")

Master Bedroom

3.57m x 4.84m (11' 9" x 15' 11")

Bedroom Two

3.35m x 4.27m (11' 0" x 14' 0")

Bedroom Three

2.14m x 2.82m (7' 0" x 9' 3")

Bathroom

2.44m x 1.84m (8' 0" x 6' 0")

Garage

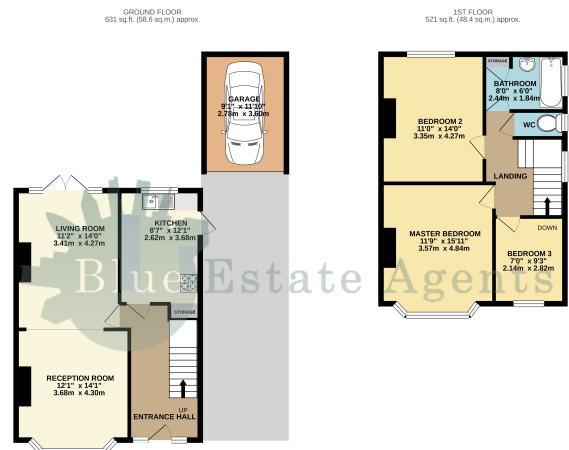
2.78m x 3.60m (9' 1" x 11' 10")

Garden

17m in Length (55' 9") (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.



TOTAL FLOOR AREA: 1151 sq. ft. (107 sq. m.) approx.
When only a portion of a room is used for a particular purpose, the area of that portion should be measured. Measurements of area, volume, mass and any other items are approximate and are not intended to be used for any other purpose. The area of a room is not necessarily the same as the area of the plot. The area of a plot is not necessarily the same as the area of the plot. The area of a plot is not necessarily the same as the area of the plot. The area of a plot is not necessarily the same as the area of the plot.