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**117 Ash Grove, Hounslow, Greater London,  
TW5 9DX**

**£570,000 Freehold**

- Three Bedroom Linked Terraced House
- Two Reception Rooms
- Extended Kitchen And Diner Allowing In Ample Light And Air
- Ground Floor Shower & WC Suite
- First Floor Family Bathroom Suite
- Located On The Popular Road Off Ash Grove Just Of Springwell Road
- Off Street Parking For Two Cars And Side Access To Rear Garden
- Long Rear Garden, Double Glazed And Gas Central Heated



- Close Links To Tube Station (Hounslow West/Hatton Cross)  
And Local Amenities, Schools
- Contact A Dedicated Member Of Staff In The Sales  
Department At Blue Estate Agents To Book Your Interest
- EPC Rating





Blue Estate Agents are proud to bring to the market this charming three-bedroom terraced house, located on the highly sought-after Ash Grove in Heston. Offered for sale as a sole agent, this property presents an excellent opportunity for first-time buyers and investors looking to capitalize on the lettings market. With its spacious layout, modern features, and prime location, this home is sure to appeal to a wide range of buyers.

On the ground floor, you are greeted by a spacious front reception room, ideal for a cozy sitting area or home office. The second reception room is larger than average, offering plenty of space for a family living room or dining area. This room leads into the extended modern kitchen, which is flooded with natural light, creating a bright and airy atmosphere. The kitchen offers ample storage and counter space, perfect for family cooking and entertaining. Additionally, the ground floor benefits from a convenient shower suite, adding to the practicality of the home.

Upstairs, you'll find two generously sized double bedrooms, providing plenty of space for a growing family or guests. A single bedroom is also located on the first floor, offering flexibility for a child's room, study, or home office. The family bathroom is a good size and features a classic suite, ideal for family living. The property also boasts a good-sized rear garden, offering a peaceful outdoor space for relaxation or play. This well-presented home is an ideal choice for both first-time buyers and investors seeking a property with great potential in a desirable location.

Conveniently situated close to reputable schools, local amenities, and excellent transport links, this home offers the perfect combination of comfort, convenience, and potential for future growth. Whether you're a first-time buyer looking for your forever home or an investor searching for a property with strong rental prospects, this is a must-see home.

Don't miss out on this fantastic opportunity – properties like this don't stay on the market for long! Contact Blue Estate Agents right away to book a viewing with our expert sales team and secure your chance to view this stunning property. Make this house your next home, or investment, before it's too late!  
Council Tax Band - D - £1991,01 Per Annum - London Borough Of Hounslow

## 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.

