

Blue Estate Agents  
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FOR SALE

020 8570 7900



**45 Vicarage Farm Road, Hounslow, Greater  
London, , TW3 4NH**

**£475,000 Freehold**

- Four/Five Bedroom Semi-Detached House For Sale
- Close Proximity To Hounslow West Station And Local Amenities
- Two Reception Rooms
- Extended Kitchen
- Ground Floor Shower Suite & WC
- First Floor Family Bathroom Suite
- Loft Room With En-Suite WC
- Long Rear Garden And Side Access
- Double Glazed And Gas Central Heated
- Contact A Dedicated Member Of Staff In The Sales



As Sole Agents, Blue Estate Agents offer to the market this reasonably priced four/five bedroom semi-detached house. Located on Vicarage Farm Road and with walking distance to Hounslow West Station the property offers great living space with two large reception rooms, extended kitchen and a ground floor shower and WC suite. To the first floor you have three well sized bedrooms with master bedroom having a en-suite WC, also the first floor has a separate utility room. To the second floor you have another double bedroom with a en-suite WC. Outside to the rear you have a long garden mainly grassed and side access to the front garden. The whole house is double glazed and gas central heated, the property does require modernisation. This property is well suited to those looking to get onto the property market as a first time purchase or those property landlords out there looking for a awesome rental yield.

Freehold Property

No Chain

In Need Of Modernisation

Currently Rented Out On An AST Tenancy

Council Tax Band - C - £1770,00 Per Annum - London  
Borough Of Hounslow

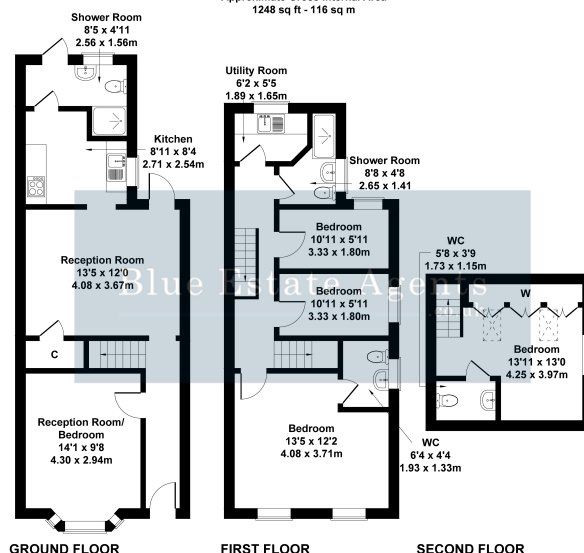
Contact a dedicated member of staff in the sales department at Blue Estate Agents to book your interest.

## 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.

### Vicarage Farm Road, Hounslow, Middlesex, TW3 4NH

Approximate Gross Internal Area  
1248 sq ft - 116 sq m



Not to Scale. Produced by The Plan Portal 2024  
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