

315 Vicarage Farm Road,  
Hounslow, TW5 0DR

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

**£465,000 Freehold**

- Four/Five Bedroom Semi Detached House For Sale
- Two Reception Rooms and Seperate Kitchen
- Ground Floor Shower Room
- Four Bedrooms (Two Doubles & Two Singles)
- Two Shower Suites and Two W/C's
- Great Investment Property Near Hounslow West Station (0.2 Miles)
- No Onward Chain
- Available To View Immediately
- Contact Blue Estate Agents to Book Your Viewing Today
- EPC Rating D





**\*INVESTMENT PROPERTY\*** Blue Estate Agents bring to market a highly investable, 4/5 bedroom semi-detached house with great rental potential and located a stones throw of Hounslow West Tube Station. Upon entering the property you have access to two reception rooms, connected to the second reception room is a kitchen which leads on to a ground floor shower suite. To the first floor, the property boasts a large double bedroom with connected W/C, two further bedrooms, a family shower suite and a utility room. The property also provides access to a large loft room, complete with its own W/C. The property is in need of internal refurbishment. Outside, there is a large rear garden (70ft Approx. Length) and street parking available nearby (Permit Required).

Located on Vicarage Farm Road, the property is located within a short walk to Hounslow West Tube Station, local amenities and popular bus routes. A highly investable property with great rental potential. For further information or to book a viewing, please contact a member of Blue Estate Agents.

### Reception Room / Bedroom

2.94m x 4.30m (9' 8" x 14' 1")

### Reception Room

4.08m x 3.67m (13' 5" x 12' 0")

### Kitchen

2.54m x 2.71m (8' 4" x 8' 11")

### Shower Room

2.56m x 1.50m (8' 5" x 4' 11")

### Bedroom One

4.08m x 3.71m (13' 5" x 12' 2")

### Bedroom Two

3.33m x 1.80m (10' 11" x 5' 11")

### Bedroom Three

3.33m x 1.80m (10' 11" x 5' 11")

### Shower Room

1.41m x 2.65m (4' 8" x 8' 8")

### Utility Room

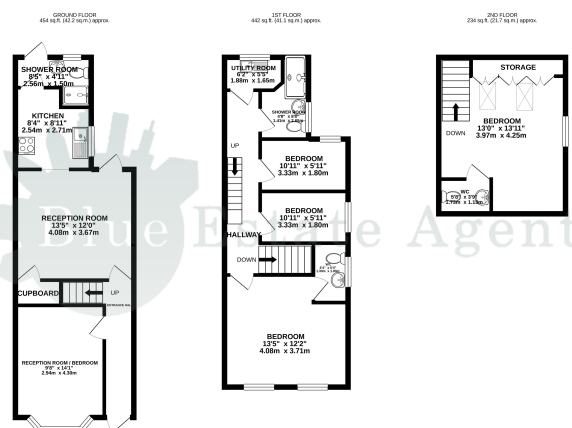
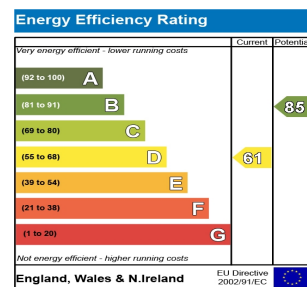
1.65m x 1.89m (5' 5" x 6' 2")

### Bedroom Four

3.97m x 4.25m (13' 0" x 13' 11")

### 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: 1130 sq ft (105.0 sq m) approx.  
 Whilst every effort has been made to ensure the accuracy of the above information, Blue Estate Agents does not warrant the accuracy or completeness of the information. The data is for general guidance only and should be used as a guide to the general impression. The agent is not responsible for any errors or omissions. Blue Estate Agents Ltd, 100 High Street, Hounslow, Middlesex, TW2 9AD. Tel: 0181 871 1111. Fax: 0181 871 1112. Email: sales@blueestateagents.co.uk