

# HUNTERS®

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Ferndale Avenue

Hounslow, TW4 7ES

Offers In Excess Of £600,000





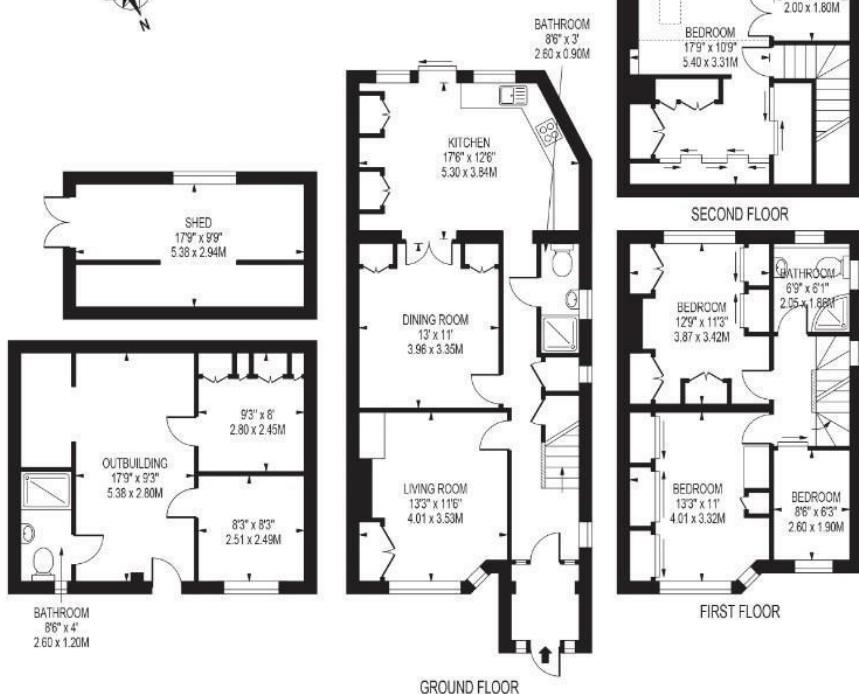
## FERNDALE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1397 SQ FT - 129.82 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA, EXCLUDING SHED & OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 108 SQ FT - 10.00 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 170 SQ FT - 15.82 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 389 SQ FT - 36.10 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Hunters Brentford is delighted to offer this impressive semi-detached family home providing a perfect blend of space, comfort, and convenience. Built in the 1930s, this property has been thoughtfully extended to provide a generous living area of 1,397 square feet, spread over three floors, making it an ideal choice for families seeking room to grow.

The home boasts four well-proportioned bedrooms, including three spacious doubles and a single, all bar the single bedroom features built-in storage to maximise space. The layout includes a welcoming living room, a separate dining room, and a large kitchen, ensuring ample room for both relaxation and entertaining. With two bathrooms—one conveniently located on the ground floor and the other on the first floor—this property caters to the needs of a busy family.

Outside, the private rear garden is a delightful retreat, complete with a large outbuilding that includes a bathroom, providing additional versatility for use as a home office, gym, storage space or additional accommodation. The property also offers parking for two to three vehicles, a valuable feature in this bustling area.

Situated within close proximity to Hounslow West Station on the Piccadilly Line, commuting to central London is both easy and efficient. This home is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. Whether you are looking to settle down or invest, this extended semi-detached house is a must-see. Viewings are highly recommended.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.