



## Springwell Road, Hounslow

- Three Bedrooms
- Extended Kitchen
- Large rear garden
- Off street parking for two cars
- Immaculate condition
- End of Terrace
- Two reception rooms
- Out building
- Excellent location

**Asking Price £625,000**





# Springwell Road, Hounslow

## DESCRIPTION

**SALE AGREED** - A beautiful freehold family home located in this very sought after location with excellent schools nearby & conveniently placed for good transport links.

Offering three bedrooms and a family bathroom to the first floor with two receptions rooms, extended kitchen diner, large and easy to maintain private rear garden leading to a rear out building with WC and kitchen.

With Planning Granted previously to extend into the loft (expired) we would anticipate obtaining Planning again to be quite straight forward.

Immaculate throughout this property offers off street parking for two cars and we highly recommend viewings.









**SPRINGWELL ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1056 SQ FT - 98.06 SQ M  
 (EXCLUDING OFFICE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE: 294 SQ FT - 27.28 SQ M

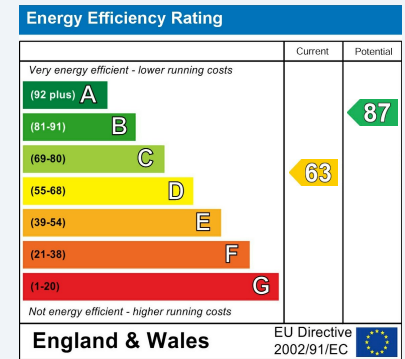


FOR ILLUSTRATION PURPOSES ONLY

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, INQUIRIES 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.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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?** If you are thinking of selling 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.

## Viewing

Please contact our Hunters Brentford Office on 0208 568 2929 if you wish to arrange a viewing appointment for this property or require further information.

6 Ferry Quays, Brentford, TW8 0AT

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