

£725,000

The Vale

HOUNSLOW, TW5 9HT



PROPERTY SUMMARY

Shaw & Co Estates are pleased to present this four bedroom family home, ideally situated in The Vale, Heston. Benefitting from rear and loft extensions, the property offers generous accommodation arranged over three floors, making it an excellent opportunity for growing families seeking additional living space.

The ground floor comprises a spacious reception/dining room, providing an ideal setting for both everyday family living and entertaining guests. To the rear is a generously proportioned kitchen with access to the garden, complemented by a utility/pantry area and a ground floor WC.

The first floor offers three bedrooms of varying sizes, providing flexible accommodation for families, alongside bathroom facilities. The second floor has been extended into the loft to create an impressive fourth bedroom with an en-suite offering an ideal private space,

Externally the property benefits from a substantial rear garden providing ample space for outdoor activities. The detached outbuilding, at the rear of the garden is perfect for use as a home office, gym, or hobby room .

The property is conveniently within easy reach of a variety of local amenities, including shops, supermarkets, restaurants and everyday essentials. Families benefit from access to nearby schools including Berkeley Academy, Springwell School & Heston Community School, while Heston Park & local leisure centre facilities provide opportunities for recreation & outdoor activities.

Early Viewings are highly recommended to appreciate the space and potential this property has to offer.

4



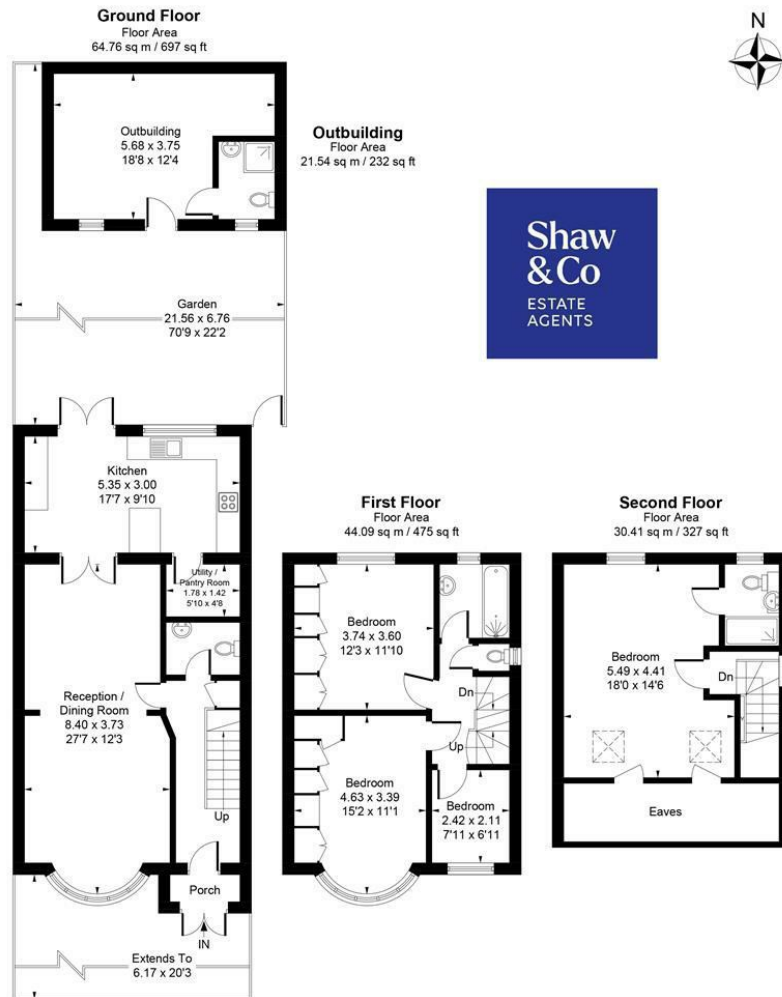
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2







Total Approximate Gross Internal Area = 160.80 sq m / 1731 sq ft
(Excluding Void & Eaves)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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LOCAL AUTHORITY

Hounslow

TENURE

Freehold

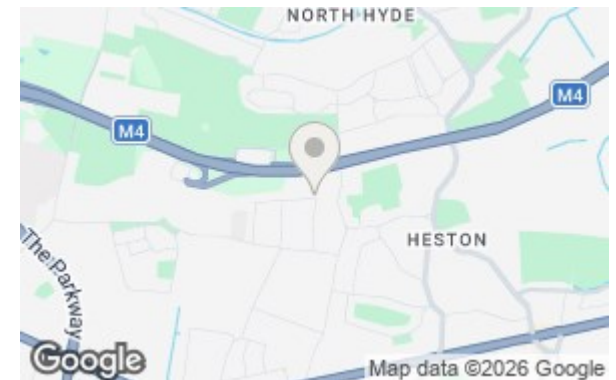
COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			65
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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