

£585,000

Grasmere Avenue

Hounslow, TW3 2JQ

PROPERTY SUMMARY

Nestled in the sought-after residential area of Grasmere Avenue, Whitton, this three-bedroom semi-detached home offers a wonderful combination of comfortable living, practical space and exciting potential for future enhancement. Offered to the market with no onward chain, the property presents an attractive opportunity for buyers seeking a straightforward purchase.

The ground floor features two well-proportioned reception rooms, providing versatile spaces for relaxing, entertaining guests or enjoying family time. The separate kitchen offers a practical layout for everyday cooking, while a conservatory provides an additional bright and inviting space overlooking the expansive rear garden, perfect for relaxing and enjoying the outdoors.

Upstairs, the property offers three well-proportioned bedrooms, each providing a comfortable and peaceful retreat. A family bathroom conveniently serves all three bedrooms.

One of the property's key attractions is its potential for further development. Subject to the necessary planning permissions and building regulations, there may be scope to extend the property or convert the loft, offering exciting opportunities to create additional living space and tailor the home to suit your needs.

Externally, the property benefits from a garage accessed via a share driveway, along with the potential to create off-street parking at the front of the house.

Well-maintained and ready to move into, the property offers buyers the opportunity to move straight in while gradually adding their own style and personal touches.

Whether you are a first-time buyer taking your first step onto the property ladder, a growing family looking for additional space, or an investor seeking an opportunity in a popular residential location, this property offers a versatile layout, a generous garden and plenty of potential for the future.

3



1



2





**Approximate Gross Internal Area 925 sq ft - 86 sq m
(Excluding Garage)**

Ground Floor Area 482 sq ft – 45 sq m

First Floor Area 443 sq ft – 41 sq m

Garage Area 139 sq ft – 13 sq m



LOCAL AUTHORITY

Richmond Upon Thames

TENURE

Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		75
(39-54) E	55	
(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

**Shaw
& Co**
ESTATE
AGENTS

OFFICE ADDRESS

Whitton
Twickenham
TW2 7LT

OFFICE DETAILS

0208 894 3646
whitton@shawandcoestates.com