

**Shaw
& Co**
ESTATE
AGENTS

£475,000

Wheatlands

Hounslow, TW5 0SD

PROPERTY SUMMARY

Situated in Wheatlands, Heston, this beautifully modernised three bedroom family home offers spacious, well presented accommodation throughout. Maintained to an excellent standard, the property is ready for its next owners to move straight in and enjoy.

The ground floor comprises a generously sized reception room, providing an excellent space for both relaxing and entertaining, together with a modern fitted kitchen., offering practicality. A particular feature of the property is the garage , which is currently utilised as a utility room, providing valuable additional space for laundry facilities, household appliances ad storage.

The first floor comprises three well proportioned bedrooms and a family bathroom, offering comfortable accommodation for a growing family. Externally, the property benefits from a private rear garden, providing an ideal setting for outdoor dining.

Wheatlands, Heston is ideally positioned , with access to local shops, amenities & excellent transport connections. Families will particularly appreciate the proximity to local schools including Heston Primary School & Rosary Catholic Primary.

Tenure: Leasehold 943 Years
Annual Service Charge: £485.11
Annual Ground Rent: £30.00

3



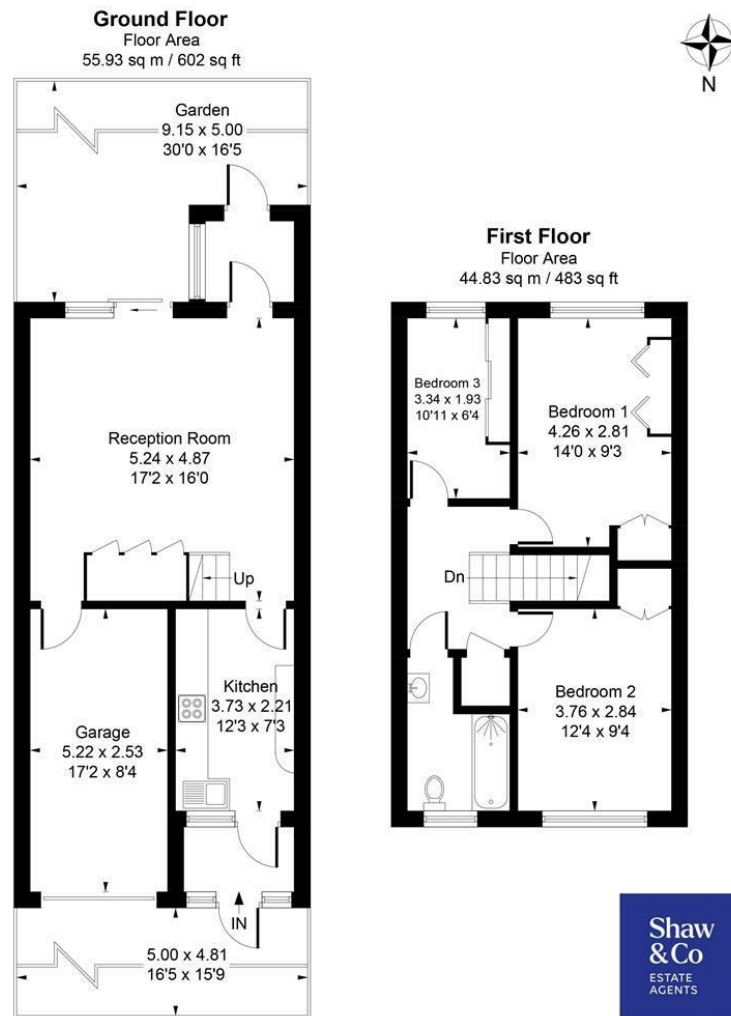
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Total Approximate Gross Internal Area (Including Garage) = 100.76 sq m / 1085 sq ft

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

Leasehold

COUNCIL TAX BAND

D

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		64
(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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