

## Great West Road, Hounslow, TW5 9AR

We are delighted to offer this exceptionally spacious SEMI-DETACHED 5-Double bedroom family home for sale in a sought-after neighbourhood and popular area on Great West Road, within an excellent family community. The property has been refurbished and is ready for a family to move in. Excellent travel to Heathrow Airport 16mins and 50mins to Piccadilly Circus. excellent local amenities, including upscale shops, renowned schools, and superb recreational facilities. The property is chain free, and a quick completion can take place within 4 weeks if required. The property benefits with Current HMO License for 6 rooms/ 6 people – all the requirements for electrical and space regulations are in place if an investor wants to rent (previous rental income £46,800 pa) would make an excellent Airbnb or serviced short term stays.

Further PERMITTED DEVELOPMENTS RIGHTS to extend the ground floor with an extension to rear and create another 2 bedrooms and shower room in the loft. Also, outhouse to rear garden for office/gym use. CHAIN FREE SALE



## Offers in excess of £650,000 Freehold

**11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050**

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Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.  
Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO



Information

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Ground floor.

Bedroom or office/ playroom

Large living room with bay window overlooking front garden.

Large open plan kitchen dinner leading to rear gardens extending 80 ft and 32 ft wide.

Large wc and shower room

Garden access to side.

Parking for 3/4 cars on front driveway

First floor

4 double bedrooms

Bathroom

Further PERMITTED DEVELOPMENTS RIGHTS to extend the ground floor with an extension to rear and create another 2 bedrooms and shower room in the loft. Also, outhouse to rear garden for office/gym use

TRANSPORT

- Hounslow West Station TUBE 0.2 miles – 10 min walk
- Hounslow Central Station TUBE 0.8 miles – 26 min walk
- Hounslow East Station TUBE 1.2 miles – 35 min walk

ALL STATIONS PICCADILLY LINE

SCHOOLS

EDISON PRIMARY SCHOOL

HESTON COMMUNITY SCHOOL

BERKELY ACADEMY

SRI HEMKUNT CHILDREN

OPEN SPACES

SUTTON PLAYING FIELDS

LAMPTON PARK PLAYGROUND

WYKE GOLF CLUB

OSTERELY SPORTS AND ATHLETIC CENTRE

ALL WITHIN WALKING DISTANCE



The property Misdescriptions Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.