

**Shaw
& Co**
ESTATE
AGENTS

£699,950

Selbourne Avenue

Hounslow, TW3 1EB

NPC
PRIVATE LAND
NO PARKING
Terms & Conditions Apply
See signs on site for details
BML NPC
Parking Conditions
Private Property - No Unauthorised Access

No parking at any time
£100

PROPERTY SUMMARY

A beautifully presented four-bedroom mid-terrace townhouse, constructed in 2020 and forming part of a modern residential development, ideally situated within a short walk of Hounslow East Underground Station.

Arranged over three spacious floors, the property offers contemporary and versatile accommodation throughout. The ground floor comprises a stylish fitted kitchen/diner ideal for modern family living and entertaining, together with a guest bedroom and separate WC. The first floor features a generous reception room filled with natural light, an additional bedroom, and a modern family bathroom suite. Occupying the top floor is the impressive principal bedroom complete with en-suite shower room and private balcony, alongside a further well-proportioned double bedroom.

Further benefits include off-street parking to the front, modern décor throughout, double glazing and air conditioning throughout.

Selbourne Avenue is conveniently located for easy access to Hounslow town centre, excellent local schools, nearby parks, and outstanding transport links including Hounslow East Tube Station (Piccadilly Line), offering direct connections to Central London and Heathrow Airport.

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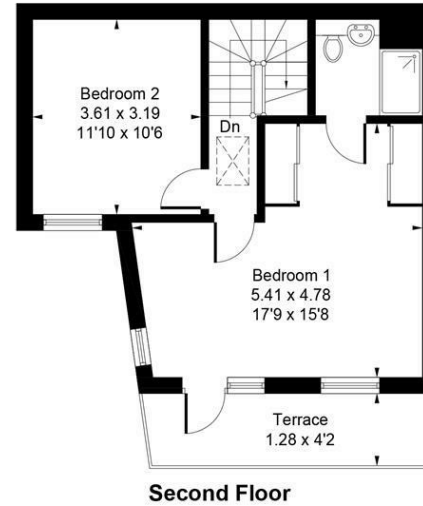
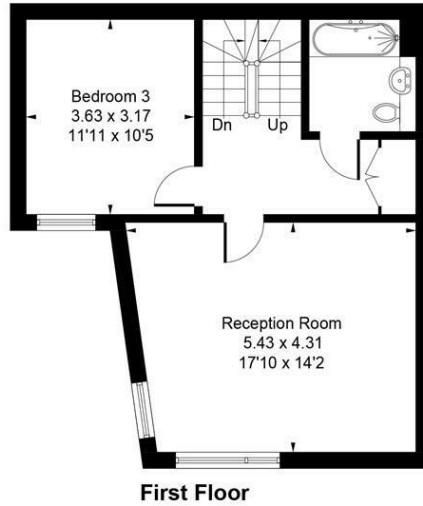
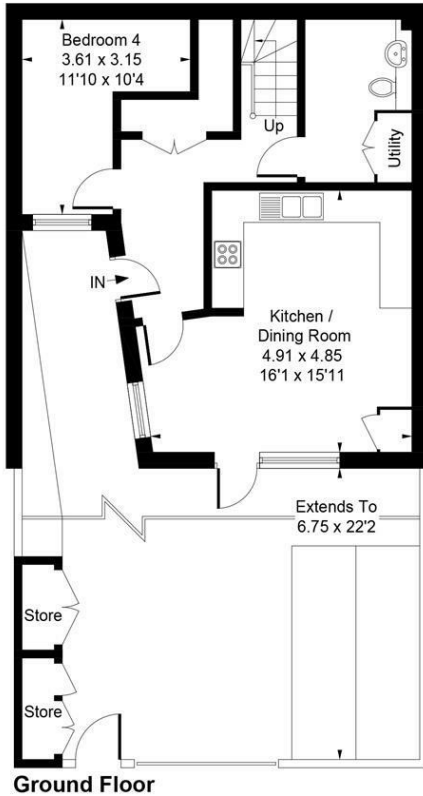


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Approximate Gross Internal Area = 142.39 sq m / 1533 sq ft
(Excluding External Stores)



LOCAL AUTHORITY
Hounslow

TENURE
Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(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	



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 purchase.

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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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