



**Bristow Road, Hounslow TW3 1UP**

**welcome to**

**Bristow Road, Hounslow**

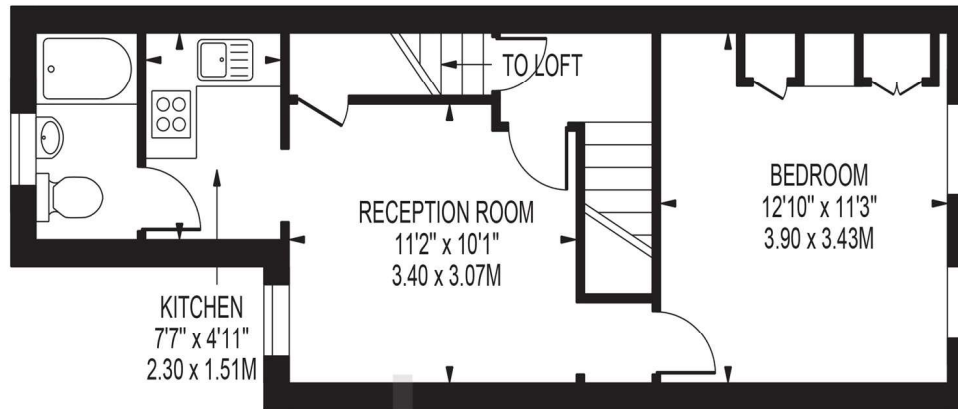
Presenting to the market this mid-terraced home on Bristow Road - an ideal blend of space, and practicality in a prime town centre location.

**\*INVESTMENT OPPORTUNITY TO BE SOLD CHAIN FREE\*.**

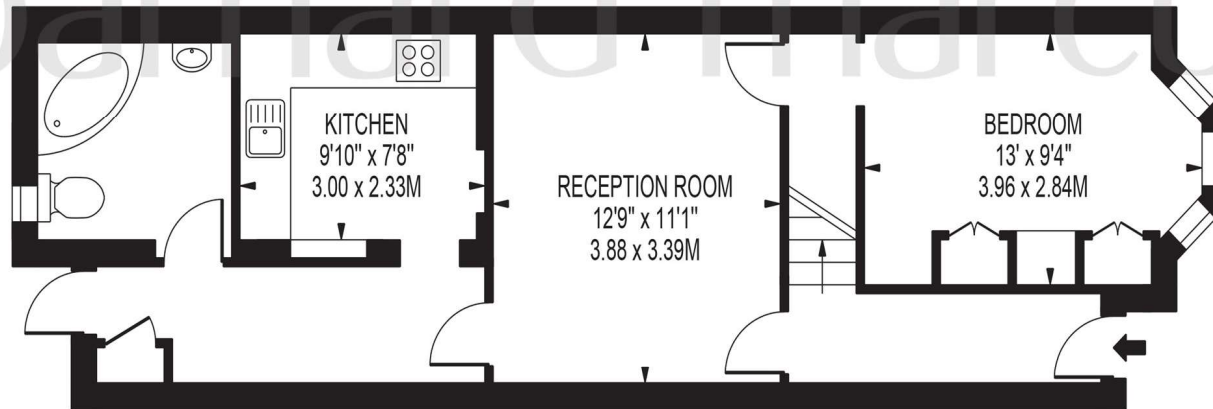


# BRISTOW ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 943 SQ FT - 87.62 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

**\*VIEWINGS ADVISED\***- This is an ideal blank canvass for those looking to put their own stamp. The property is currently configured as two separate flats and is to be sold as seen.

With its practical layout and generous living areas, this property is well-suited for a family home. The location in Hounslow, close to the High Street is advantageous, with easy access to well-known shops and restaurants, schools. Transport links are excellent for commuters with multiple bus routes available as well as being a short distance to Hounslow Underground station (Picadilly Line).

welcome to

## Bristow Road, Hounslow

- MID-TERRACED
- 2 FLATS SPLIT
- NO CHAIN
- RESIDENT PERMIT PARKING
- TOWN CENTRE LOCATION
- CLOSE TO HOUNSLOW UNDERGROUND (PICADILLY LINE)
- INVESTMENT OPPORTUNITY
- POTENTIAL TO FURTHER DEVELOP (STPP)

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL113183](https://www.barnardmarcus.co.uk/Property/FEL113183)



Property Ref:  
FEL113183 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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