



## Lanigan Drive, Hounslow, TW3 **For Sale**

4 Bedrooms | 1 Reception | 3 Bathrooms | Freehold

NO FORWARD CHAIN  
DRIVEWAY PARKING  
VERSATILE LIVING  
LARGE REAR GARDEN  
PRIVATE ROAD  
EPC RATING C

**£625,000**

NO ONWARD CHAIN - Offering a wonderful semi detached family home with versatile accommodation set over three floors. The property boasts over 1400 sq ft and comprises of three/four bedrooms, spacious kitchen/reception room, three bathrooms, large private rear garden and an integral garage to the fore.

Other added benefits include driveway parking for multiple cars and the property is situated down a private no through road.

Hounslow train station is a stones throw away with direct access to London Waterloo and Hounslow Tube station is just further adrift for the Piccadilly line.

#### Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars (Information) may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.

2 Any photographs (and artists impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.

4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

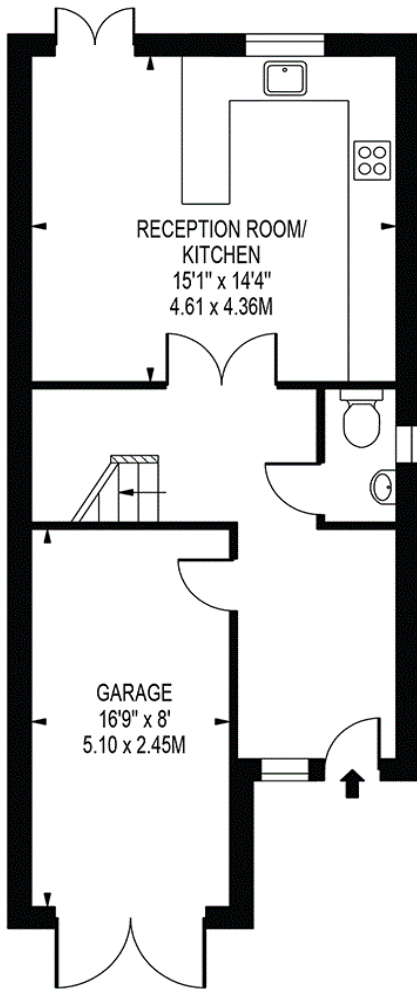
5. We have not carried out a survey nor tested services, appliances or specific fittings. For fixtures and fittings please refer to vendors fixtures and fittings forms



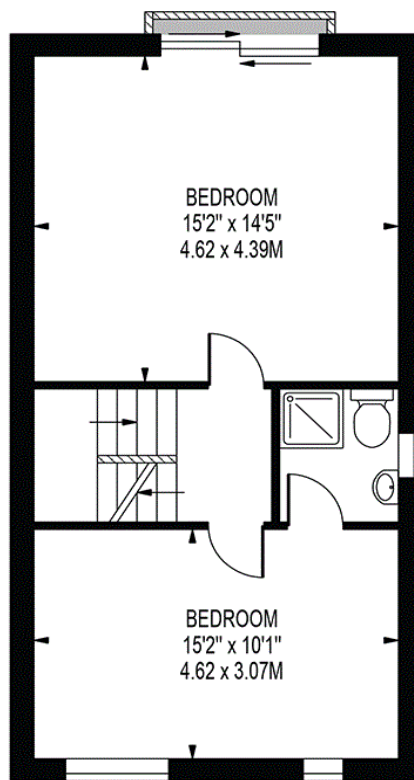
## LANIGAN DRIVE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1406 SQ FT - 130.58 SQ M  
(INCLUDING GARAGE)

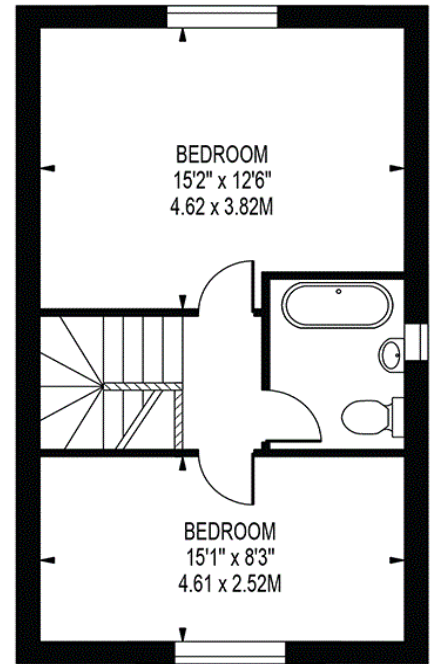
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 135 SQ FT - 12.50 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND 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.

# Map



# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
2. Any photographs (and artist's impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
- 3 Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee.
4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.