



Brabazon Road, Hounslow, TW5

£425,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

House Simple are pleased to present a well looked after 3 bedroom terraced house in a quiet residential area. The property consists of a modern living room, separate dining area and a large kitchen. Upstairs there are two large double bedrooms, a single bedroom all with fitted wardrobe

Key features:

- 3 Bedrooms
- Local Schools And Amenities
- Freehold

Extra info:

- **Property Age:** 80 years
- **Council Tax:** Band D (£1461.99 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Street Parking



House Simple are pleased to present a well looked after 3 bedroom terraced house in a quiet residential area.

The property consists of a modern living room, separate dining area and a large kitchen.

Upstairs there are two large double bedrooms, a single bedroom all with fitted wardrobes and a family bathroom.

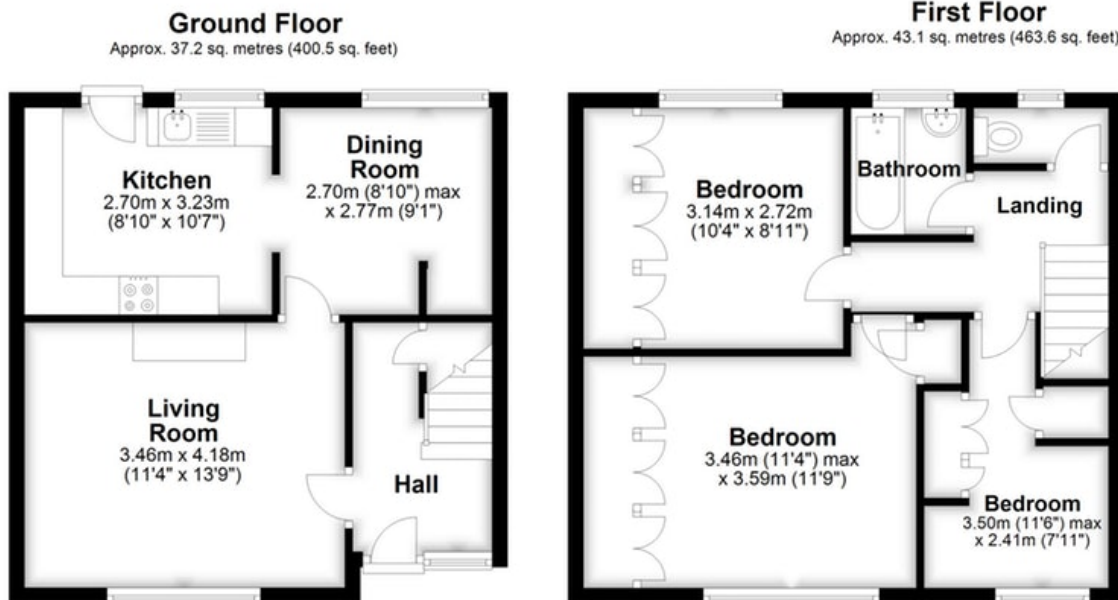
The property also benefits from a front garden and a spacious easy to maintain rear garden with patio area great for outdoor dining.

The property offers excellent scope to develop with extensions.

This property is in close proximity to local amenities including bus links to Heathrow Airport and Hounslow Town Centre.

Contact House Simple to arrange your viewing.

Floor plan:



Total area: approx. 80.3 sq. metres (864.1 sq. feet)

Energy Performance Certificate:

Energy Performance Certificate

69, Brabazon Road, HOUNSLOW, TW5 9LL

Dwelling type: Mid-terrace house	Reference number: 0068-0069-7296-6641-8914
Date of assessment: 06 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 06 June 2019	Total floor area: 80 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,250
Over 3 years you could save	£ 732

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 177 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; display: inline-block;"> You could save £ 732 over 3 years </div>
Heating	£ 1,443 over 3 years	£ 1,131 over 3 years	
Hot Water	£ 453 over 3 years	£ 210 over 3 years	
Totals	£ 2,250	£ 1,518	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs		86	The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	65		
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs			(1-20) G

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 57
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 111
3 Low energy lighting for all fixed outlets	£45	£ 156

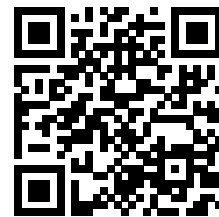
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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