





Hiltons Estates are pleased to offer this well-presented four-bedroom family home located on the popular Victoria Avenue in Hounslow. The property features a bright reception room, a spacious kitchen/dining area with direct access to the rear garden, a ground-floor bedroom and bathroom, plus three further bedrooms and an additional family bathroom upstairs. Externally, there is a low-maintenance rear garden with patio and outbuilding, along with on-street parking to the front. Ideally positioned close to local schools, shops and transport links, this is a practical and versatile home suited to families and commuters alike.

Four-bedroom family home

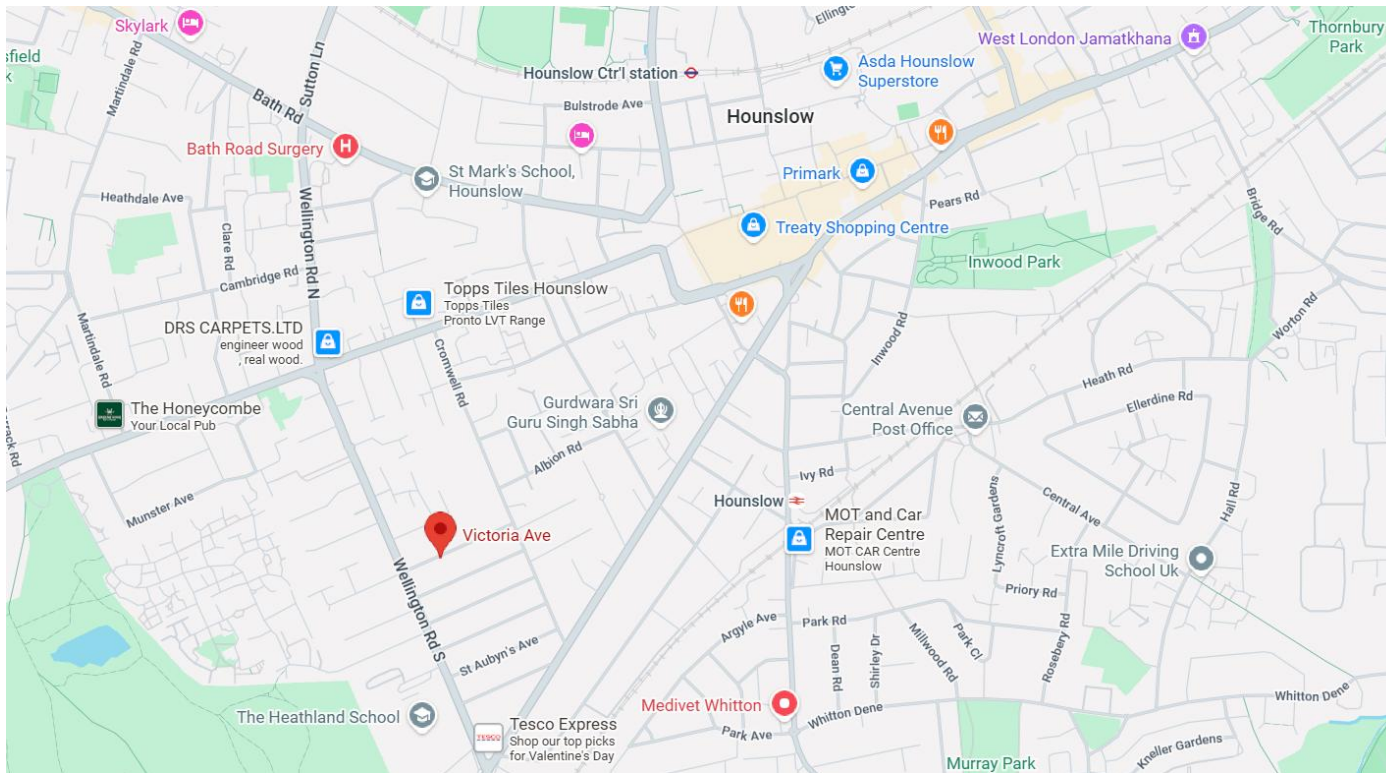
Popular Victoria Avenue location

Bright reception room

Spacious kitchen/dining area

Ground-floor bedroom and bathroom







TOTAL: 1166 sq. ft, 108 m²
 1st floor: 693 sq. ft, 64 m², 2nd floor: 473 sq. ft, 44 m²
 EXCLUDED AREAS: WALLS: 93 sq. ft, 9 m²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor Plans Are Provided For General Guidance And Illustrative Purposes Only. While Every Effort Has Been Made To Ensure Accuracy, Measurements And Layouts Are Approximate And Not To Scale. These Plans Should Not Be Relied Upon For Valuation, Legal, Or Mortgage Purposes. We Recommend All Interested Parties Carry Out Their Own Inspections And Assessments

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements.