



Cambria Close, Hounslow, TW3 3RR

Guide Price £325,000

A purpose built ground floor maisonette situated in a quiet cul-de-sac location. The accommodation comprises two bedrooms, lounge/diner, kitchen and bathroom. Benefitting from double glazed windows, central heating, front and rear gardens and garage. The property will also benefit from a new 150 year lease.

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Enclosed Area

Storage cupboard, further door to...

Entrance Hallway

Radiator, storage cupboard, doors to rooms.

Lounge



Front aspect double glazed window, laminate flooring, double doors to...

Dining Area



Rear aspect double glazed window, radiator, laminate flooring, door to...

Kitchen



Single drainer double bowl stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, space for washing machine and fridge/freezer, part tiled walls, tiled flooring, rear aspect double glazed window.

Bedroom One



Front aspect double glazed window, built-in wardrobes.

Bedroom Two



Front aspect double glazed window, built-in wardrobes.

Bathroom

White suite comprising panel enclosed bath with mixer tap, low level w/c, wash hand basin with vanity unit below, tiled walls, rear aspect double glazed window.

Outside

Garden



Mainly laid to lawn area.

Garage

In nearby block.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	78
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	60	81
England & Wales EU Directive 2002/91/EC		

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