

**Estridge Close, Hounslow, TW3 3RD**

**£277,500**

A two double bedroom split level apartment situated within walking distance to Hounslow town centre, transport links and schools. The accommodation comprises lounge, kitchen/diner, two bedroom and shower room with a separate w/c. The property also benefits from double glazed windows, central heating, entry phone system and communal gardens.

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**Communal Entrance**

Entry phone system, stairs to second floor.

**Entrance Hallway**

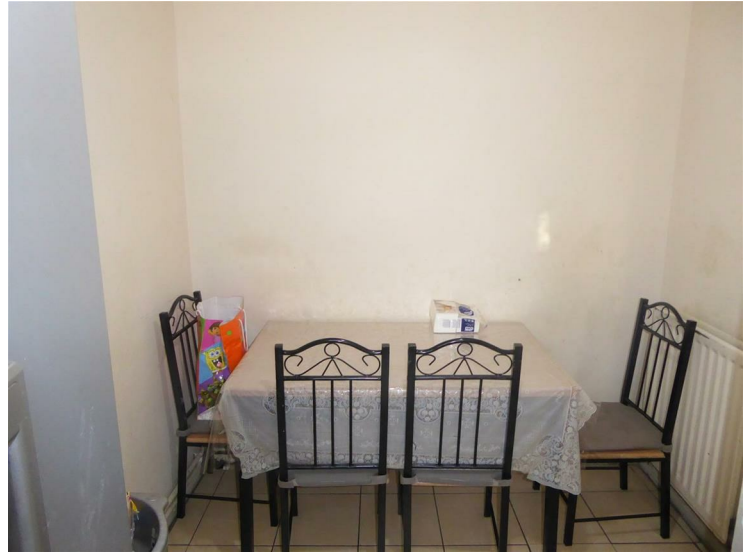
Radiator, entry phone, storage cupboard, stairs to...

**Lounge**

Double glazed window, radiator, wood effect flooring.

**Kitchen/Diner**

Single drainers stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, space for cooker, fridge/freezer and washing machine, part tiled walls, double glazed window, wall mounted "Main" boiler.

**Landing**

Radiator, doors to rooms.

**Bedroom One**

Double glazed window, radiator

**Bedroom Two**

Double glazed window, radiator.

## Shower Room



Enclosed shower cubicle, wash hand basin with vanity unit below, tiled walls and flooring.

## Separate W/C



Low level w/c, part tiled walls.

## Outside

Communal gardens.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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