

Hounslow Avenue, Hounslow, TW3 2DX

£325,000

ANOTHER SALE BY STAMFORDS! A three bedroom first floor maisonette situated in this popular residential cul-de-sac location within minutes walk from Hounslow mainline station and local shops and within easy access to Hounslow and Whitton town centres. The accommodation comprises open plan lounge/kitchen, three bedrooms, bathroom and separate shower room, landing with access to loft space. The property also benefits from double glazed windows and central heating. Internal viewing is strongly recommended and the property is offered for sale with no onward chain. Proposed plans for a loft room can be viewed in the office.

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Entrance Hallway

Radiator, laminate flooring, stairs to first floor.

Bathroom

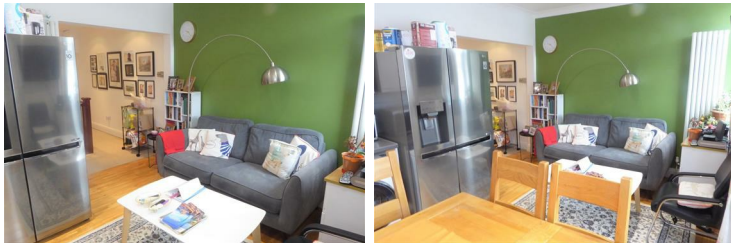
White suite comprising sunken bath, wash hand basin with mixer tap and vanity unit below, low level w.c, tiled flooring, spotlights.

First Floor Landing



Access to loft, radiator, doors to rooms.

Lounge/Kitchen



Front aspect double glazed window, laminate flooring, radiator.

Kitchen Area



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, extractor hood, space for washing machine, cupboard housing wall mounted boiler, laminate flooring, power point.

Bedroom One



Rear aspect double glazed window, power point, radiator.

Bedroom Two



Rear aspect double glazed window, power point, radiator.

Bedroom Three



Side aspect double glazed window, radiator, power point.

Shower Room



Shower cubicle with wall mounted shower unit, low level w.c, wash hand basin with vanity unit below, tiled walls and flooring, spotlights.

Front

Communal area.



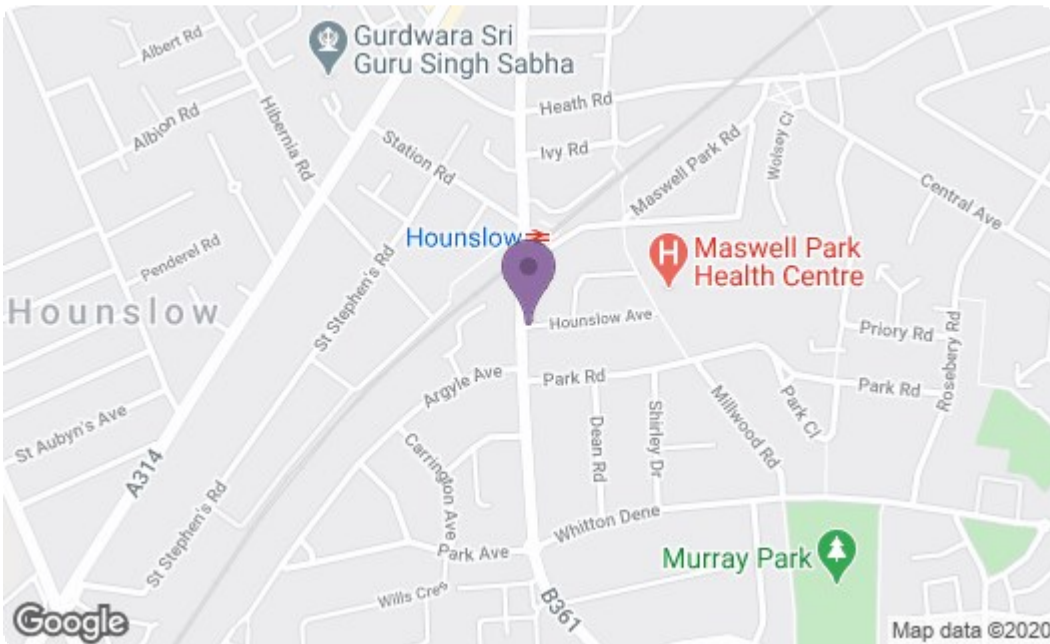
Approximate Gross Internal Area :- 72.32 sq m/ 778.44 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		65	80
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