



**Bulstrode Avenue, Hounslow, TW3 3AA**

**Offers Over £340,000**

A two double bedroom first floor flat situated in this popular residential location with walking distance to Hounslow Town Centre, Hounslow Central tube station, bus routes and schools. The accommodation comprises a bright and spacious lounge, two double bedrooms and bathroom with separate w/c. The property benefits from double glazed windows, central heating, rear outside area and off street parking to the front.

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Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

**Communal Entrance**

Door leading to stairs to the first floor.

**Landing**

Radiator, airing cupboard housing cylinder tank and shelving, access to loft and doors to rooms.

**Lounge**

Front aspect double glazed window, radiator, power point, tiled fire surround (not being used), laminate flooring.

**Kitchen**

1 1/2 bowl single drainer sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob with oven below, space for washing machine and fridge, tiled walls, wall mounted boiler, front aspect double glazed window.

**Bedroom One**

Rear aspect double glazed window, radiator, built-in cupboard.

**Bedroom Two**

Rear aspect double glazed window, radiator, built-in cupboard with storage above.

**Bathroom**

White suite comprising panel enclosed bath with wall mounted shower unit, pedestal wash hand basin, radiator, part tiled walls, side aspect double glazed frosted window.

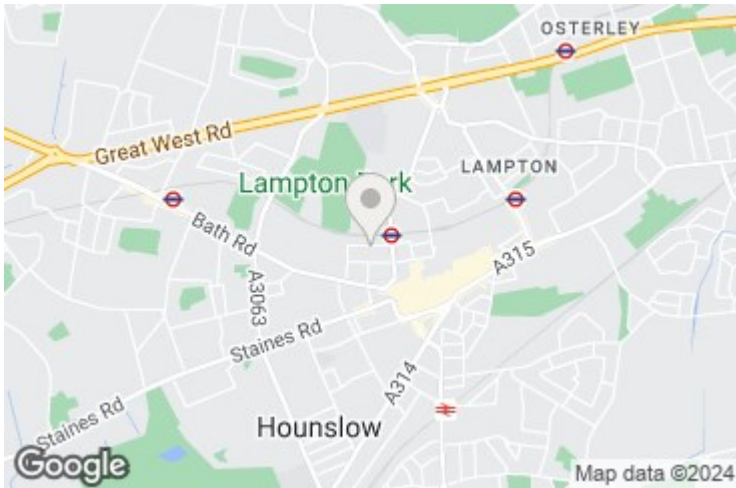
**Separate W/C**

Low level w/c, part tiled walls, double glazed window.

**Outside**

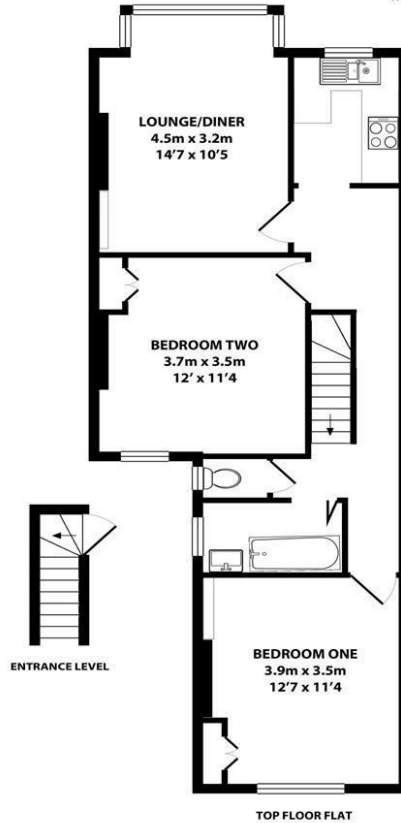


Outside area to the rear, off street parking space to the front.



Bulstrode Avenue Hounslow TW3 3AA  
 Approx. Gross Internal Floor Area  
 649 sq ft ( 60 sq m )

Plan and Area for Identification Purposes only.  
 Not to Scale.  
 Four Elements Property Marketing 2012.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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