



### **Firs Drive, Cranford, TW5 9TD**

### **Offers In Excess Of £570,000**

Situated on this impressive corner plot with potential to extend (stpp) and location in one of Cranfords most prestigious residential locations is this three bedroom semi-detached family home with lots of original features. The accommodation comprises two separate reception rooms, kitchen, on the first floor three generous sized bedrooms a family bathroom and a separate w/c. Outside a front garden, own driveway with off street parking, side space with potential to extend (stpp) a widening rear garden and detached garage. The property is in need of modernisation and is offered for sale with no onward chain.

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**Enclosed Entrance Porch**

Front door to...

**Entrance Hallway**

Power point, picture rail, parque flooring, stairs to first floor, doors to rooms.

**Reception One**



Front aspect double and secondary glazed window, parque flooring, tiled fireplace, picture rail, power point.

**Reception Two**



Double glazed window and door to garden, feature tiled fireplace, power point, radiator, parque flooring, picture rail.

**Kitchen**



Single drainer sink unit with mixer tap, wall mounted unit, space for cooker and washing machine, floor mounted boiler, part tiled walls, rear aspect window, larder cupboard and door to garden.

**First Floor Landing**

Feature stained glass secondary glazed window, access to loft, doors to rooms.

**Bedroom One**



Front aspect double and secondary glazed window, two fireplaces.

**Bedroom Two**



Rear aspect double and secondary glazed window.

**Bedroom Three**



Front aspect double glazed window, built-in wardrobe with storage above.

**Bathroom**



Panel enclosed bath, wash hand basin, part tiled walls, side aspect secondary glazed window, airing cupboard housing cylinder tank.

**Separate W/C**

High level w/c, side aspect window.

**Outside**

**Rear**



Widening plot with potential to extend (stpp). Mainly laid to lawn area with mature trees and shrubs.

**Side**



Paved patio area, laid to lawn area with mature shrubs with potential to extend (stpp).

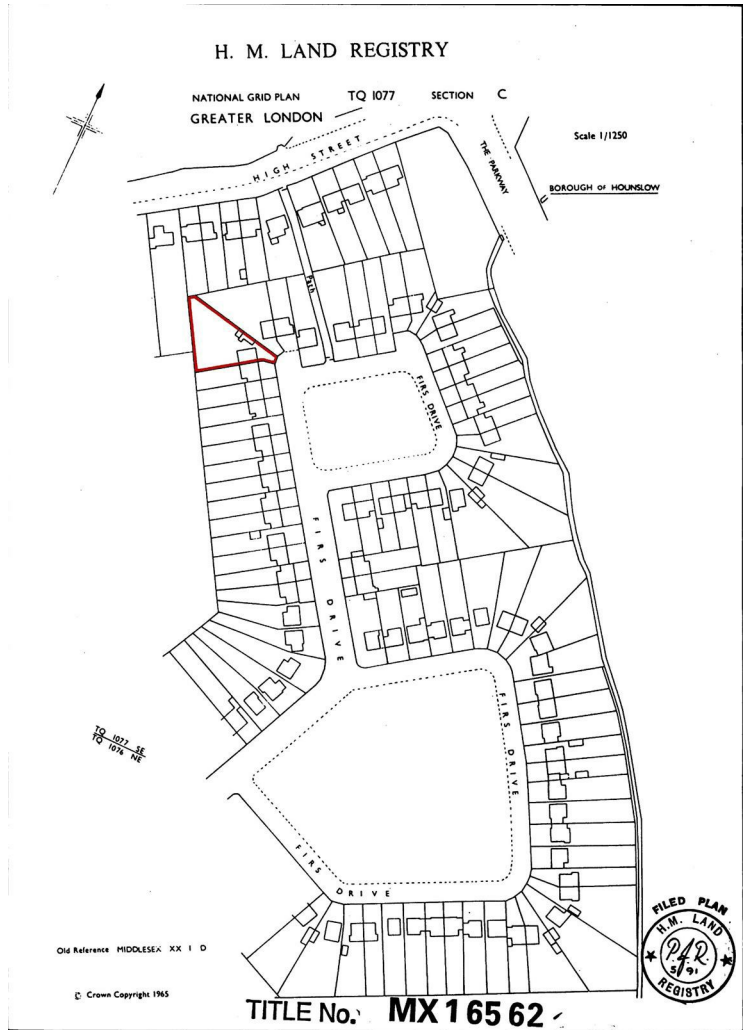
## Detached Garage



Access via own driveway with double opening doors.

**Front**  
Paved patio with shrub borders.

### Title Plan



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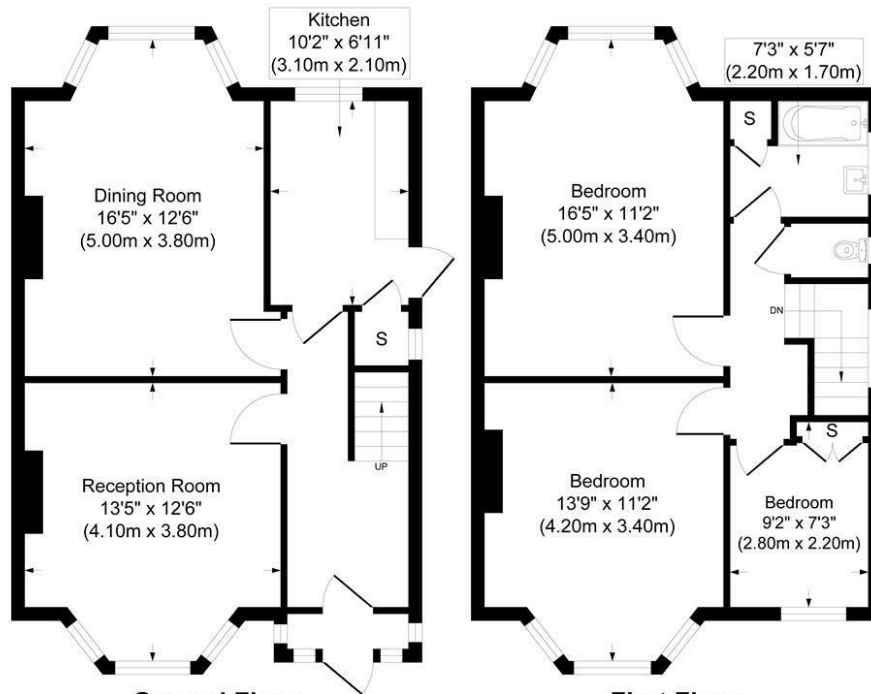
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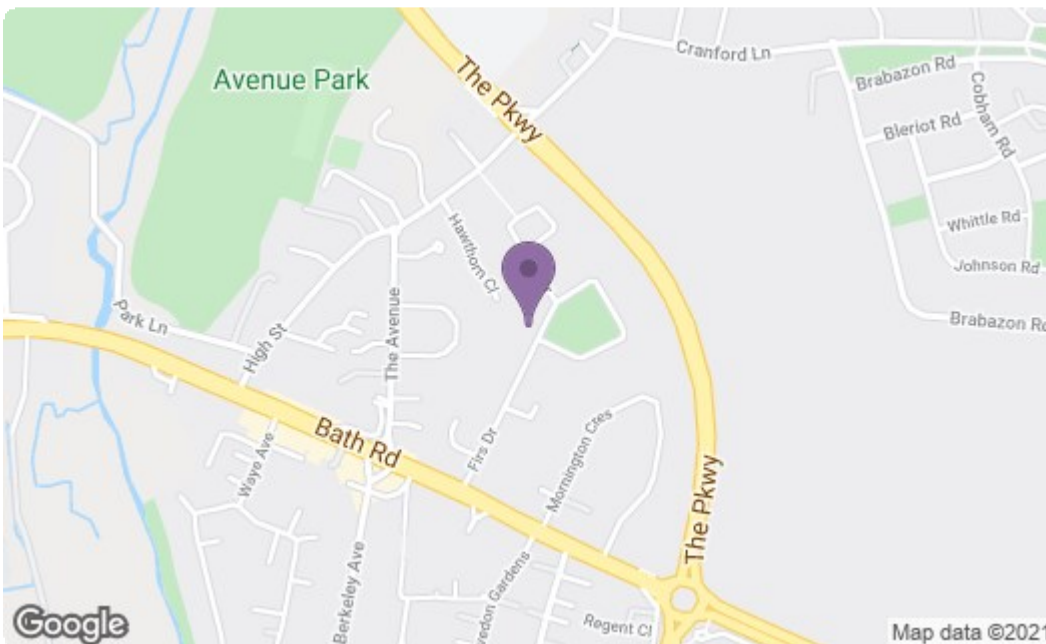
### Firs Dr, Hounslow TW5 9TD



**Ground Floor**  
 Approximate Floor Area  
 509.13 sq. ft  
 (47.30 sq.m)

**First Floor**  
 Approximate Floor Area  
 497.18 sq. ft  
 (46.19 sq.m)

**Approx. Gross Internal Floor Area 1006.31 sq. ft / 93.49 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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