



**Station Road, Hounslow, TW3 2AL**  
**Offers In Excess Of £265,000**

**CASH BUYERS ONLY !!** A two bedroom first floor garden maisonette situated in this ever popular residential location with easy access to Hounslow town centre , bus routes , Hounslow Central and East tube stations , Hounslow mainline station and local schools. The accommodation comprises spacious lounge, kitchen, two double bedrooms and family bathroom, Outside driveway with off street parking for at least two cars and side and rear private garden with timber storage room/office with power. The property also benefits from double glazed windows, central heating and also a new kitchen still in boxes to be fitted by incoming buyer. The property is offered for sale with no onward chain and currently has a lease of approx 49 years (TBC). .  
Call now for more information.

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

### Entrance Hallway

Double glazed door to garden, stairs to first floor

### Landing

Access to loft space, cupboard housing meters, power point, doors to rooms.

### Lounge



Front aspect double glazed window, power point.

### Kitchen



1 1/2 bowl single drainer sink unit with mixer tap and cupboard below, further floor mounted units, built-in hob and oven below, space for fridge and freezer, wall mounted boiler, radiator, rear aspect window, walk in larder with shelving unit and double glazed window.

### Bedroom One



Front aspect double glazed window, radiator.

### Bedroom Two



Rear aspect double glazed window, radiator, built-in wardrobes into recess.

### Bathroom



White suite comprising panel enclosed bath, pedestal wash hand basin, low level w/c, radiator, double glazed window.

### Outside

#### Side



Block paved area, access to front.

#### Rear



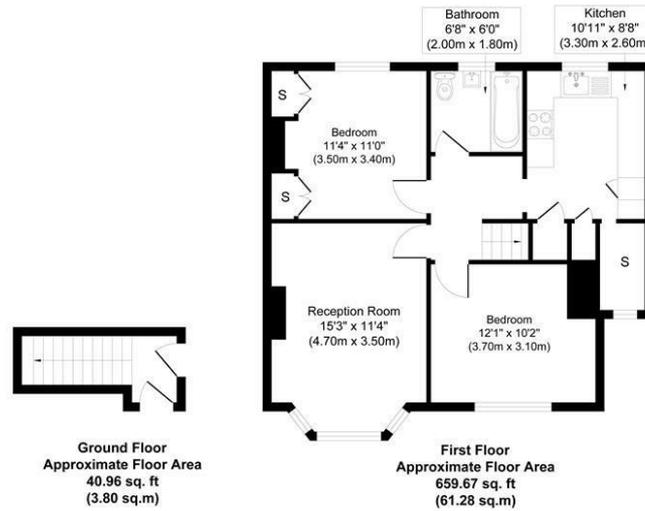
Timber shed, raised borders.

### Timber Storage Room / Office

Double glazed door and window, power points, built-in shelving unit.

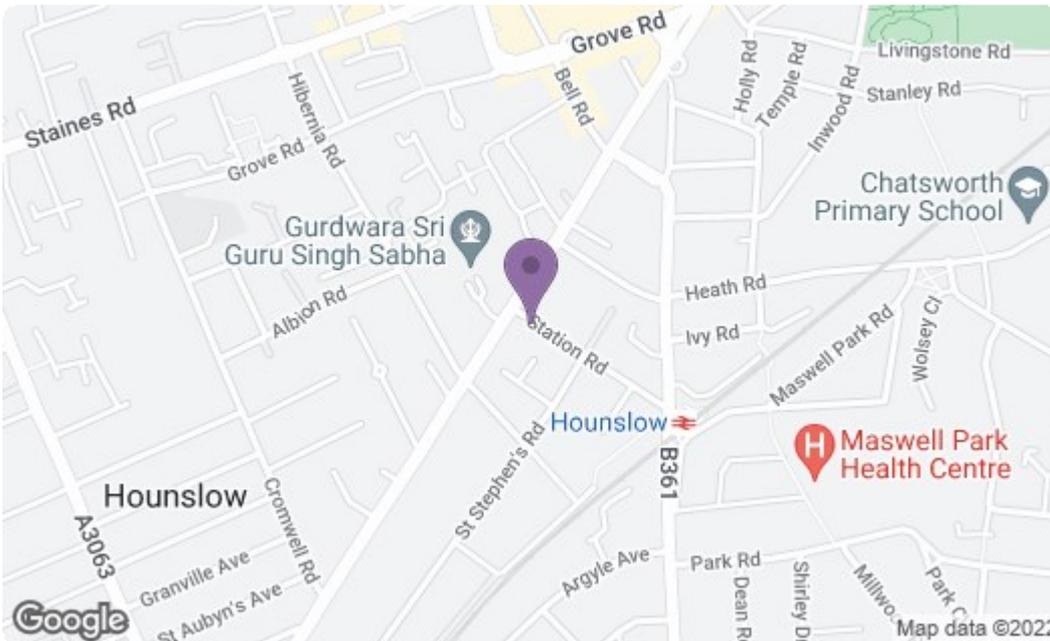


## Station Rd, Hounslow TW3 2AL



**Approximate Gross Internal Floor Area 700.64 sq. ft / 65.09 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by www.Rahuljora.co.uk



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			
<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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