



Staines Road, Hounslow, TW3 3LR

Offers Over £265,000

ANOTHER SALE BY STAMFORDS! A two bedroom ground floor flat situated on Staines Road with easy access to Hounslow town centre, transport links, local schools and shops. The accommodation comprises lounge, kitchen, two double bedrooms and shower room. The property also benefits from double glazed windows, central heating, garden area and extended lease. An ideal investment opportunity on a first time purchase. Call now for more details.

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

Communal Door

Front door to...

Entrance Hallway

Exposed flooring, doors to rooms.

Lounge

Side aspect double glazed window, radiator, exposed flooring, radiator, double glazed door to garden.

Kitchen

Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, space for fridge/freezer and washing machine, side aspect double glazed window, wall mounted "Baxi" boiler. Door to...

Shower Room

Enclosed shower cubicle, wash hand basin, door to...

Separate W/C

Low level w.c, double glazed window, tiled flooring and walls.

Bedroom One

Front aspect double glazed window, radiator, exposed flooring, power point.

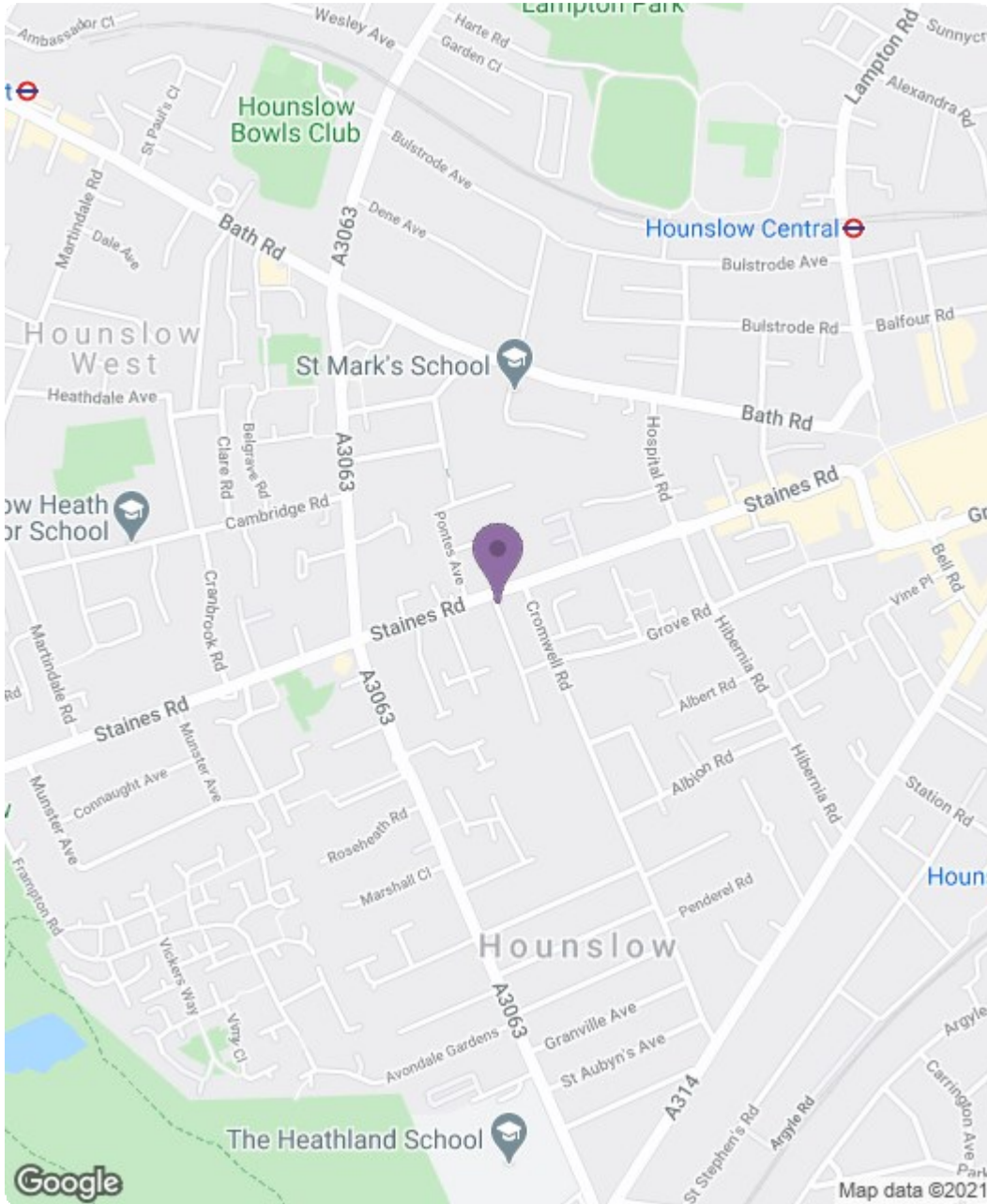
Bedroom Two



Rear aspect double glazed window, radiator, exposed flooring, power point.

Outside

Rear garden area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	69
(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		63	63
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
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