



Cranston Close, Hounslow, TW3 3DQ

£319,000

A rarely available two double bedroom ground floor split-level maisonette situated within minutes from Hounslow West tube station, shopping centre, restaurants and main bus routes. The accommodation comprises bright and spacious lounge, kitchen, on the first floor two double bedrooms and bathroom suite. The property also benefits from electric heating, secondary glazing, communal gardens and allocated parking space.

A partner of
The Guild Of Professional Estate Agents
with a network of over 700 independent estate agents

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

Entrance Hallway

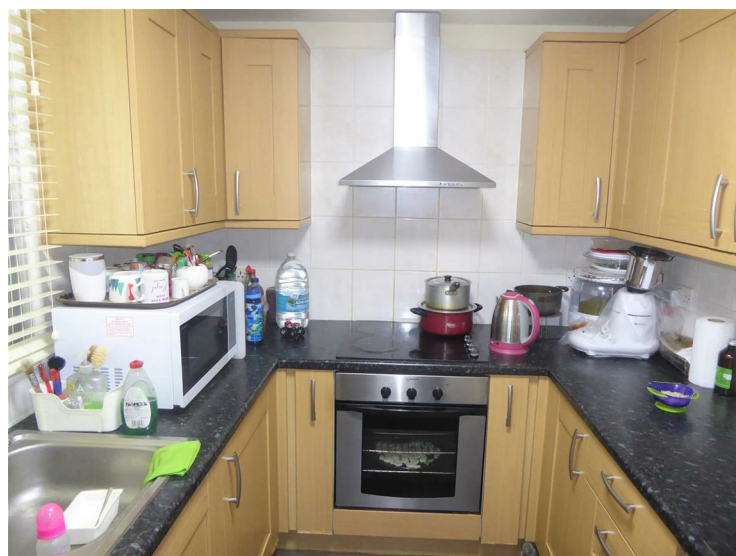
Storage cupboard, power point.

Lounge 16'4" x 11'5" (5.002 x 3.480)

Secondary glazed window, electric heater, laminate flooring, power point, storage cupboard.

Kitchen 11'9" x 7'4" (3.600 x 2.248)

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 washing machine and fridge/freezer, part tiled walls, tiled flooring, secondary glazed window.



Bedroom One 11'10" x 10'10" (3.625 x 3.303)

Secondary glazed window, electric heater, built-in wardrobes.

Bedroom Two

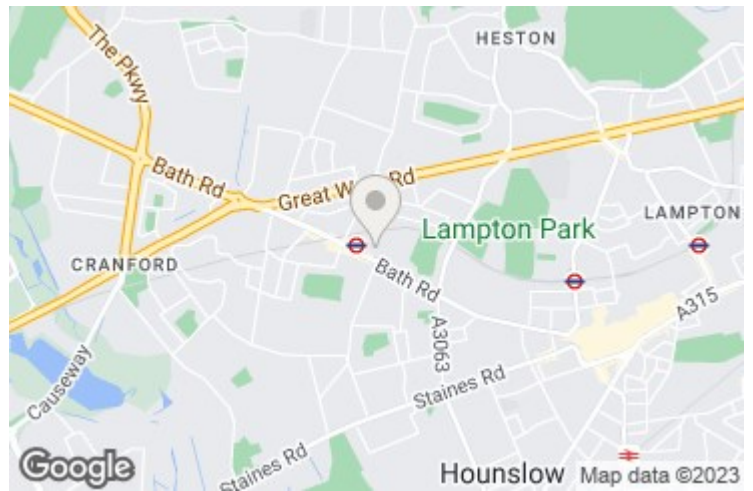
Secondary glazed window, electric heater, built-in wardrobes.

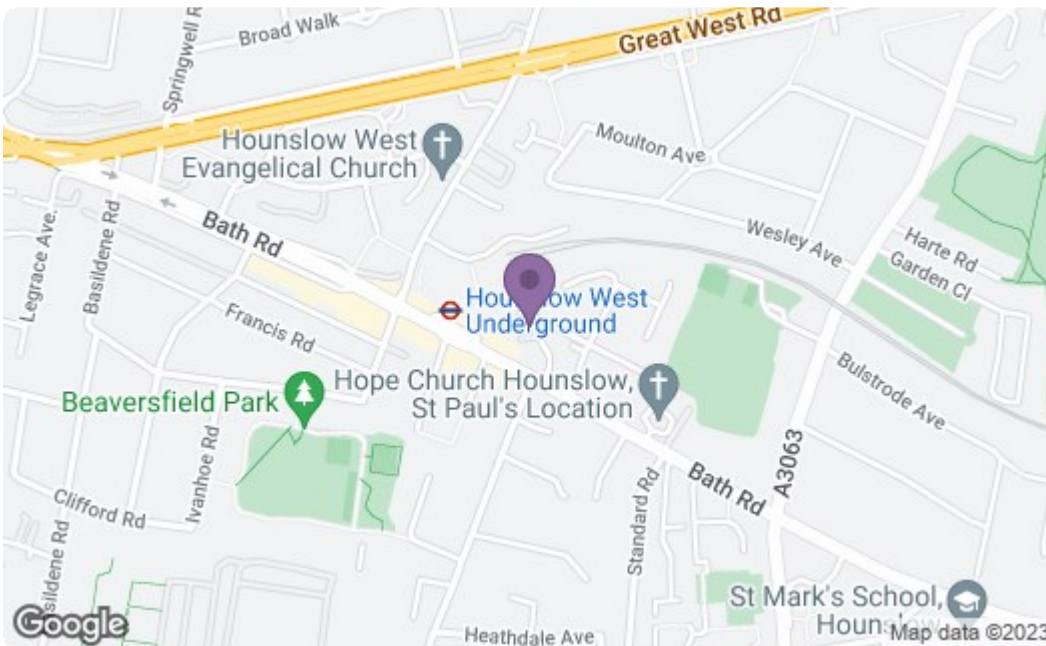
Bathroom

White suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin, low level w/c, part tiled walls.

Outside

Communal gardens and allocated parking.





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			
		67	71
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

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