



**Maswell Park Road, Hounslow, TW3 2DW**

**£299,950**

A newly refurbished two bedroom ground floor maisonette situated in this ever popular residential location within minutes walk to Hounslow mainline station, local shops, schools and further transport links. The accommodation comprises lounge, re-fitted modern kitchen and modern bathroom suite. The property benefits from double glazed windows, central heating and a private rear garden . Offered for sale with no onward chain an ideal first time buy or investment opportunity.

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**Entrance Hallway**

Radiator, storage cupboard.

**Lounge**

Front aspect double glazed window, radiator, power point.

**Re-Fitted Modern Kitchen**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in hob and oven below, part tiled walls, double glazed door to garden.

**Bedroom One**

Front aspect double glazed window, radiator, power point.

**Bedroom Two**

Rear aspect double glazed window, radiator, power point.

### Modern Bathroom Suite



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

### Outside



### Rear Garden



Laid to lawn area leading onto decking area.





| 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>  |  |                         |           |
| (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                     |  |                         |           |
|   |  | 65                      | 77        |
| <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>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
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