



**Taylor Close, Hounslow, TW3 4BZ**

**£415,000**

Offered for sale with no onward chain is this two bedroom mid-terrace house situated in this quiet cul-de-sac residential development just off Gresham Road with access to both Osterley and Hounslow East tube stations. The accommodation comprises, on the ground floor, lounge and kitchen/diner, on the first floor two bedrooms and a family bathroom. The property also benefits from double glazed windows, central heating, rear garden and driveway with off street parking. Ideal first time purchase or for investment.

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

**Enclosed Porch**

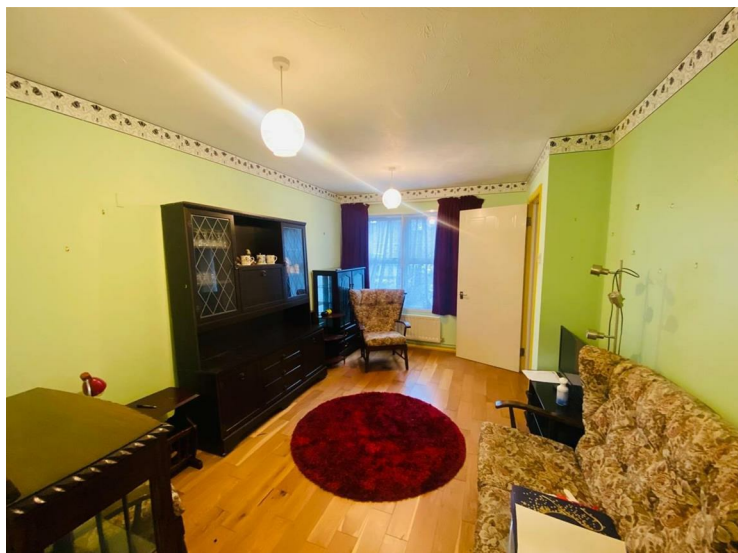
Further door to...

**Entrance Hallway**

Radiator, stairs to first floor,

**Lounge**

Front aspect double and secondary glazed window, radiator, laminate flooring, power point, door to...

**Kitchen/Diner**

Single drainer sink unit with mixer tap and cupboard below, further wall and floor mounted units, space for cooker, washing machine and fridge/freezer, part tiled walls, rear aspect double and secondary glazed window, wall mounted boiler, power points, radiator, understairs storage cupboard and double glazed door to garden.

**First Floor Landing**

Access to loft space and doors to rooms.

### Bedroom One



Front aspect double and secondary glazed window, built-in wardrobes, radiator, power point.

### Bedroom Two



Rear aspect double and secondary glazed window, built-in wardrobe, radiator.

### Bathroom



Coloured suite comprising panel enclosed bath, pedestal wash hand basin, low level w/c, part tiled walls, double and secondary glazed window, radiator.

### Outside

#### Rear Garden



Paved patio area, rest laid to lawn area.

#### Front

Block paved driveway providing off street parking.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

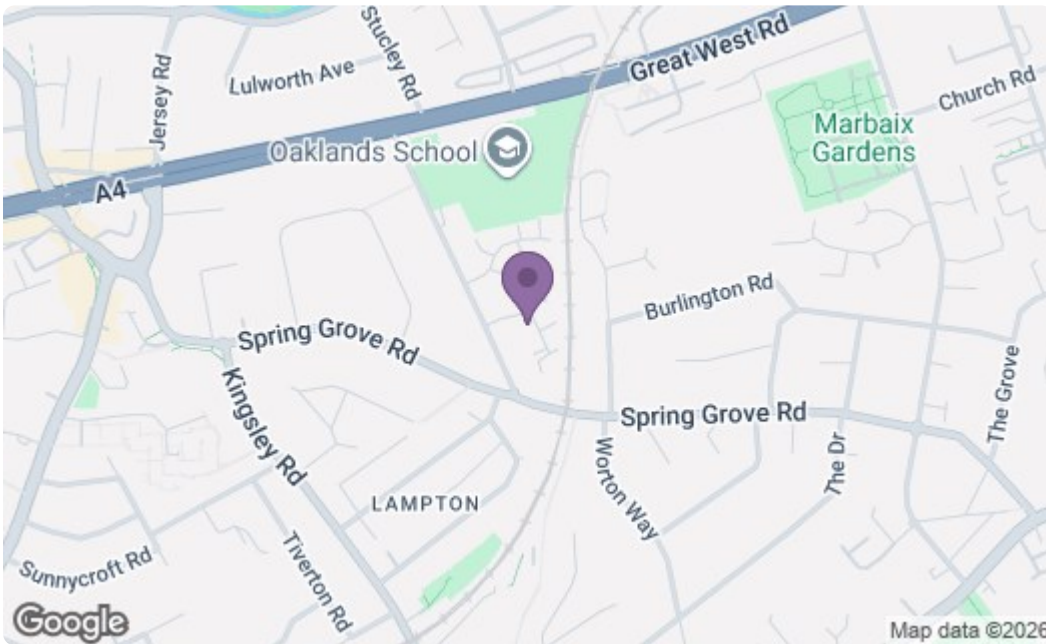
Items shown in photographs are NOT included unless



specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer protection from unfair trading regulations 2008





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			
<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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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