



Pears Road, Hounslow, TW3 1SQ

Offers Over £260,000

A two double bedroom purpose built second floor apartment situated within walking distance of Hounslow Town Centre, bus garage and Hounslow East Tube Station, local schools and bus routes are all within easy reach. The accommodation comprises a bright spacious lounge, two double bedrooms, kitchen, bathroom and separate w/c. The property also benefits from double glazed windows, central heating, entry phone system and is offered for sale with no onward chain!

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Communal Entrance

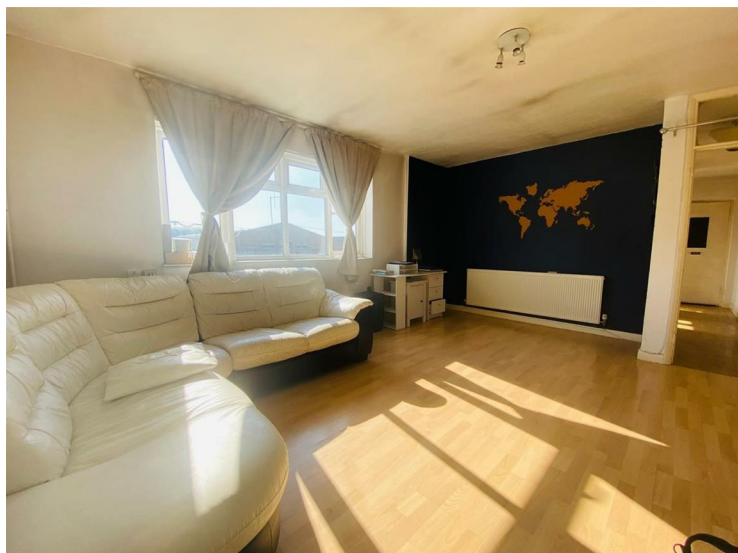
Entry phone, stairs to second floor. Front door to...

Entrance Hallway

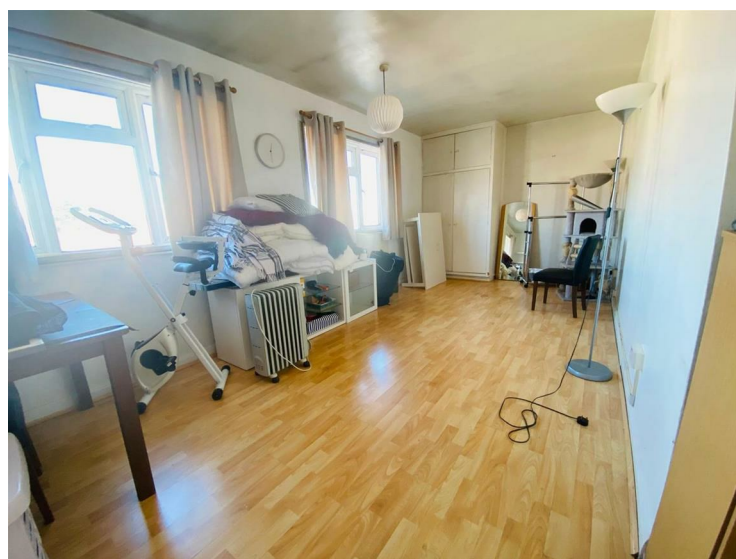
Entry phone system, radiator, doors to rooms.

Lounge

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

**Kitchen**

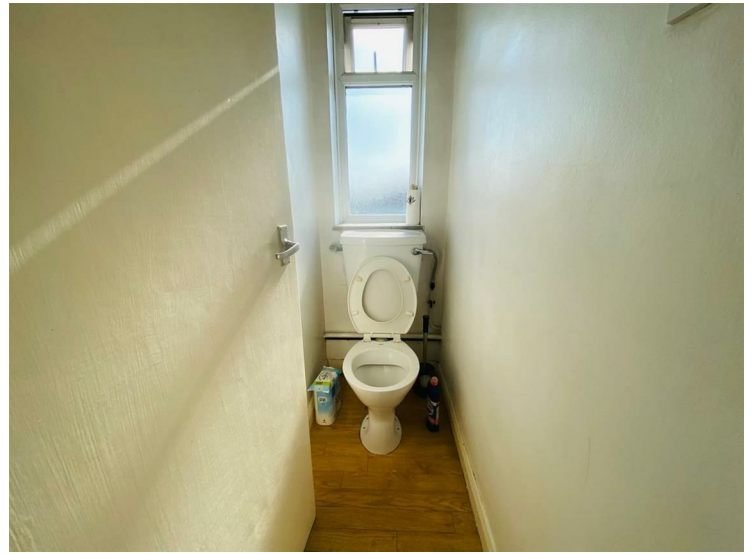
1 1/2 bowls single drainer sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, space for fridge, freezer and washing machine, part tiled walls, wall mounted 'Worcester' boiler, rear aspect double glazed window.

Bedroom One

Front aspect double glazed window, laminate flooring, built-in cupboard.

Bedroom Two

Front aspect double glazed window, power point.



Low level w/c, double glazed window.

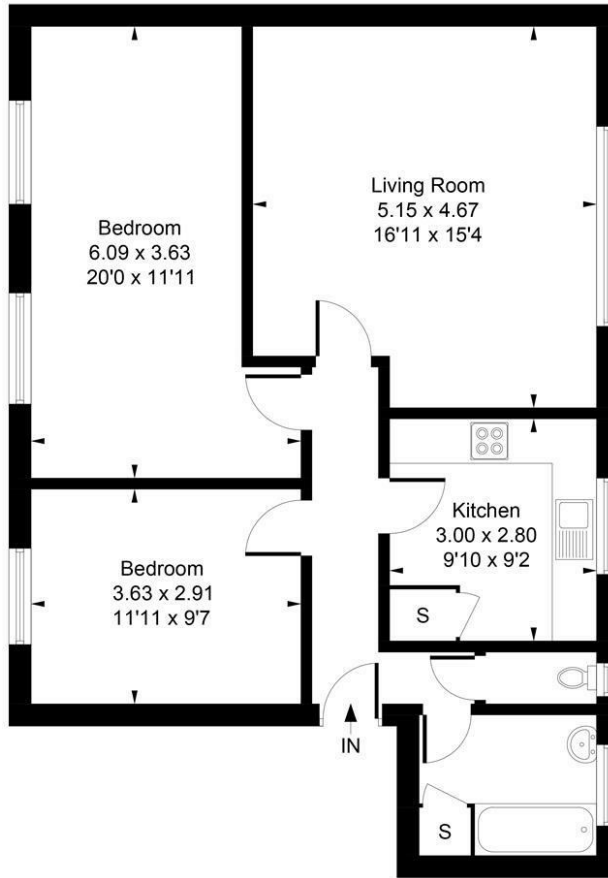
Bathroom

White suite comprising panel enclosed bath, pedestal wash hand basin, tiled walls, towel rail, double glazed window.

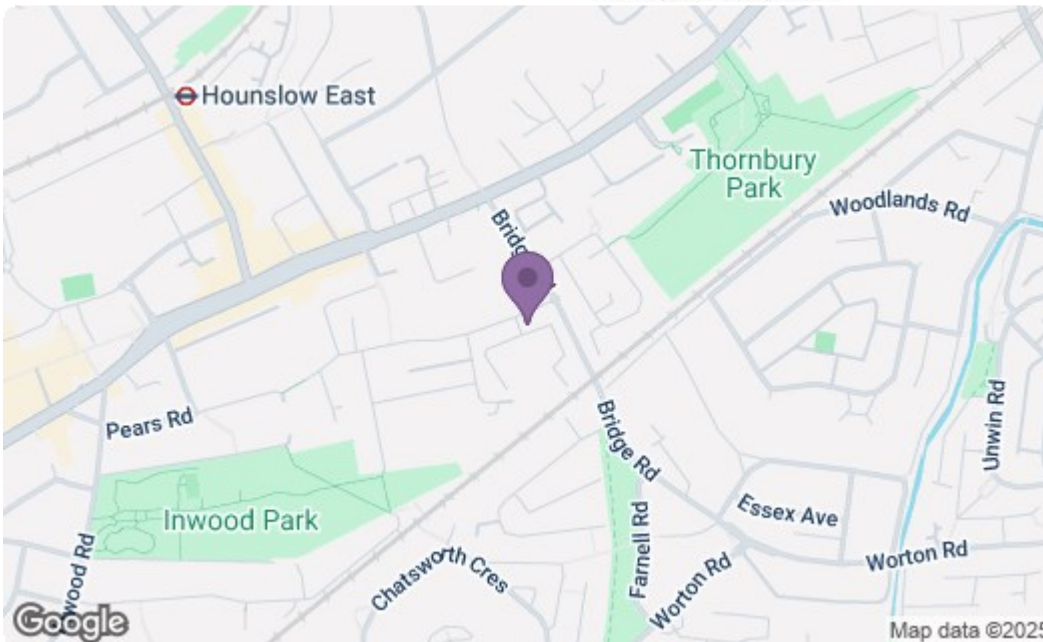
Separate W/C

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Approximate Gross Internal Area
75.08 sq m / 808 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Produced by jcphtographystudio.com



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			
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		
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Not environmentally friendly - higher CO ₂ emissions			
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