



### **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.

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**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**

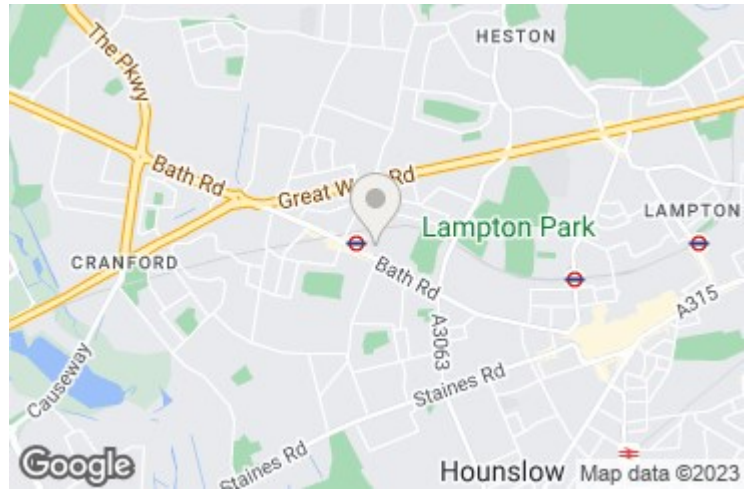
Secondary glazed window, electric heater, built-in wardrobes.

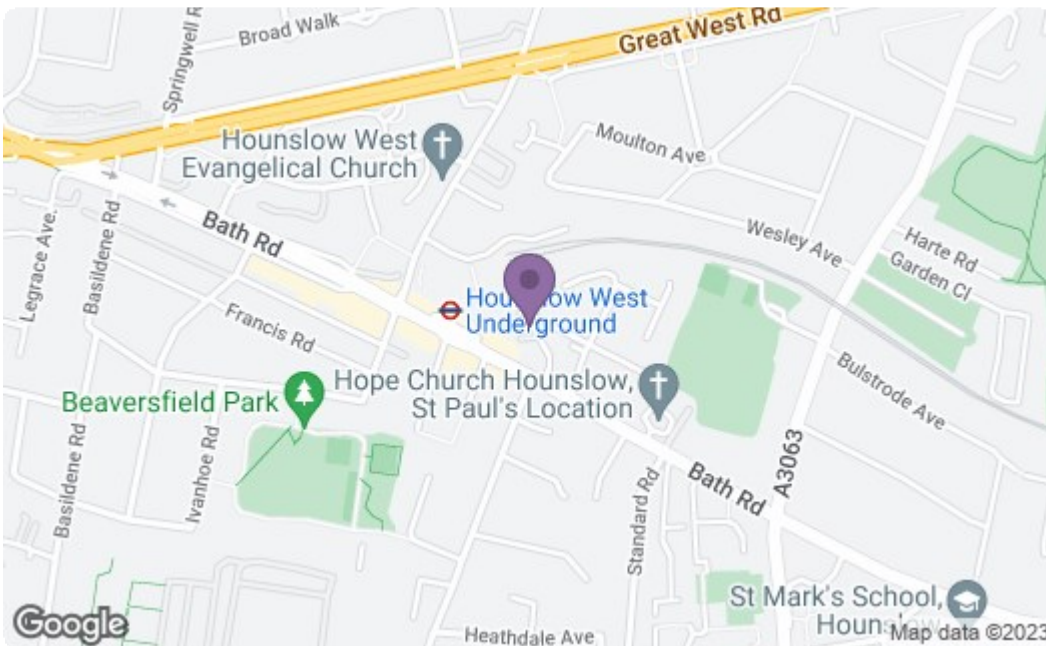
**Bathroom**

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			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
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