



Bulstrode Avenue, Hounslow, TW3 3AA

£360,000

A rarely available two double bedroom garden flat situated in this popular residential location with minutes walk to Hounslow Central tube station and local shops. Hounslow town centre and other transport links are all nearby. The accommodation comprises reception/diner, modern fitted kitchen, two double bedrooms, modern shower room, separate cloakroom and basement storage area. The property benefits from a private and well maintained rear garden and off street parking for one car, double glazed windows, central heating and the benefit of share of freehold. An internal viewing is strongly recommended to avoid disappointment. Call now for more details.

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

Communal Entrance

Front door to...

Entrance Hallway

Laminate flooring, access to basement storage area, doors to rooms.

Bedroom One



Front aspect double glazed window, laminate flooring, radiator, coving, power point.

Shower Room

Tiled walls, wall mounted shower unit, low level w.c, wash hand basin.

Reception/Diner



Laminate flooring, power point, radiator, spotlights, through to...

Dining Area



Radiator, power point, laminate flooring, spotlights.

Cloakroom

Low level w/c, wash hand basin with vanity unit below and mixer taps, tiled flooring, tiled walls.

Modern Fitted Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in four ring gas hob with oven below and

extractor hood above, space for washing machine, wall mounted "Main" combi boiler, part tiled walls, radiator, rear aspect double glazed window and double glazed door to garden.

Bedroom Two



Rear aspect double glazed window, radiator, coving, laminate flooring, spotlights.

Outside

Private Rear Garden



Decking area with outside lighting and power, feature fish pond, further area with borders and access to ...



Storage Shed/Workshop

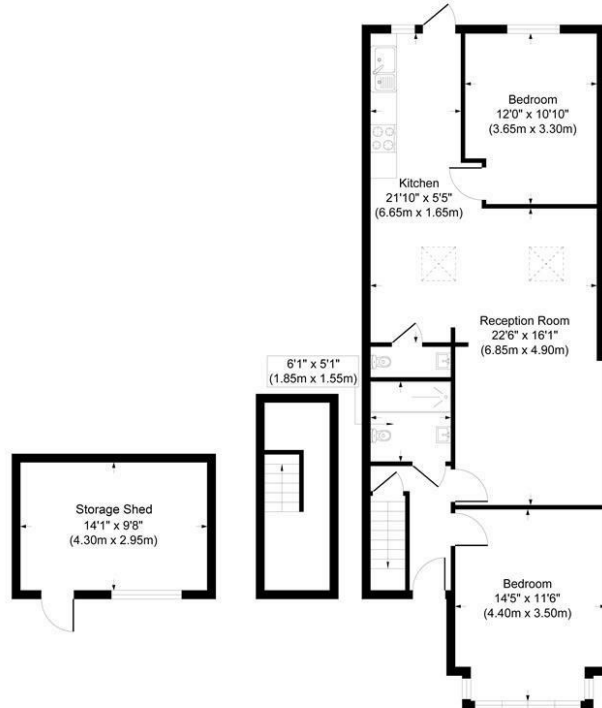
Located at the rear of the garden.

Front

Driveway with off street parking.



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Storage Shed
Approximate Floor Area
136.05 sq. ft
(12.64 sq.m)

Lower Floor Basement
Approximate Floor Area
69.68 sq. ft
(647 sq.m)

Ground Floor
Approximate Floor Area
795.45 sq. ft
(73.90 sq.m)

Approx. Gross Internal Floor Area 931.50 sq. ft / 86.54 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(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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