

**Bath Road, Hounslow, TW3 3BN**

**£390,000**

**ANOTHER SALE BY STAMFORDS!** Situated in the Heart of Hounslow with easy access to Hounslow Town Centre, Hounslow Central tube station bus routes and schools is this two bedroom semi-detached cottage. The accommodation comprises on the ground floor through lounge/diner kitchen and bathroom, on the first floor two bedrooms. Outside a front and rear garden. The property also benefits from double glazed windows and central heating.

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**Through Lounge/Diner**



Front aspect double glazed window, two radiators, laminate flooring, stairs to first floor landing, through to...



**Kitchen**



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall mounted units, space for cooker, space for washing machine and fridge/freezer, double glazed window, wall mounted "Vaillant" boiler, skylights, door to rear garden.



**Inner Hallway**  
Radiator, door to...

**Bathroom**



White suite comprising panel enclosed bath, pedestal wash hand basin, low level w/c, part tiled walls, heated towel rail, side aspect double glazed windows.

**First Floor Landing**

**Bedroom One**



Front aspect double glazed window, power point, radiator.

**Bedroom Two**



Rear aspect double glazed window, radiator, built-in cupboard.

**Outside**

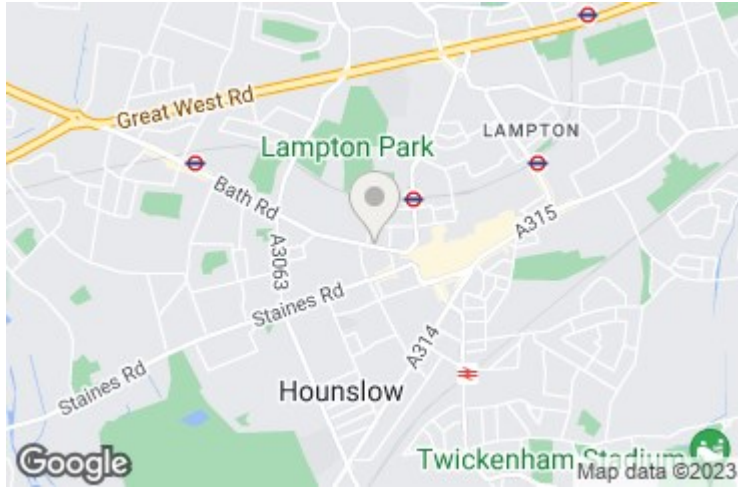
**Rear Garden**



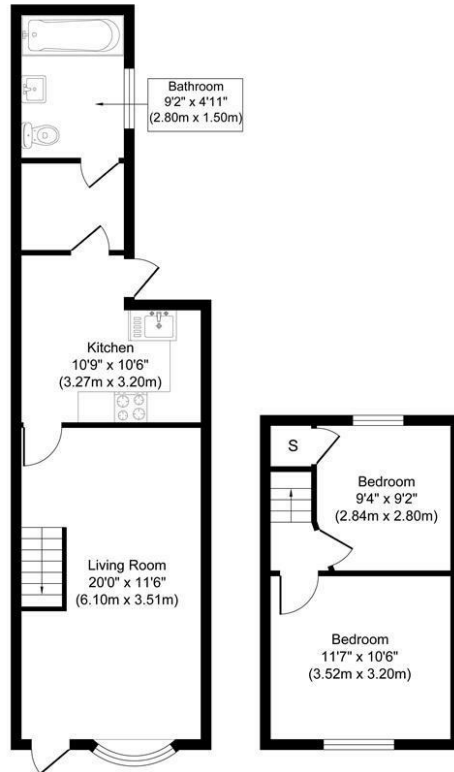
Paved patio area, brick built barbeque, paved pathway with decking area.

**Front**

Laid to lawn,.



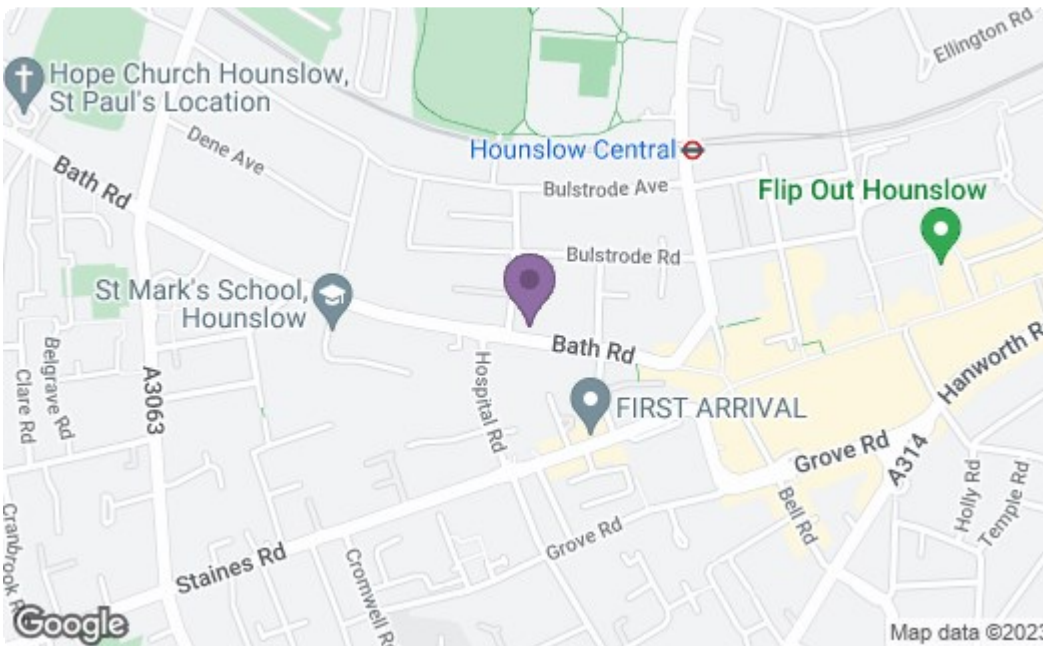
### Bath Road, Hounslow TW3 3BN



**Ground Floor**  
Approximate Floor Area  
446.03sq. ft  
(41.43 q.m)

**First Floor**  
Approximate Floor Area  
232.64 sq. ft  
(21.61 sq.m)

**Approximate Gross Internal Floor Area 678.67 sq. ft / 63.05 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) <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>			
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