



**Cranbrook Road, Hounslow, TW4 7BN**

**£515,000**

A three bedroom extended family home situated in this ever popular residential location just off Staines Road with access to Hounslow West tube station, local shops, bus routes and schools. The accommodation comprises reception one and extended reception two, extended kitchen, downstairs cloakroom, on the first floor three generous bedrooms, family shower room. The property also benefits from double glazed windows, central heating, front and rear gardens. Offered for sale with no onward chain!

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**Entrance Hallway**

Radiator, understairs storage cupboard housing electric meter, stairs to first floor.

**Reception One**

Front aspect double glazed window, radiator, power point.

**Extended Reception Two**

Radiator, power point, through to...

**Extended Dining Room**

Radiator, power point, double glazed double opening doors to garden, sliding door to kitchen.

### Extended Kitchen



1 12 bowl single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor units, space for cooker and washing machine, par tiled walls, larder cupboard, power points, double glazed door to garden.



### First Floor Landing

Access to loft space, doors to rooms

### Bedroom One



Front aspect double glazed window, built-in wardrobes and bed recess.

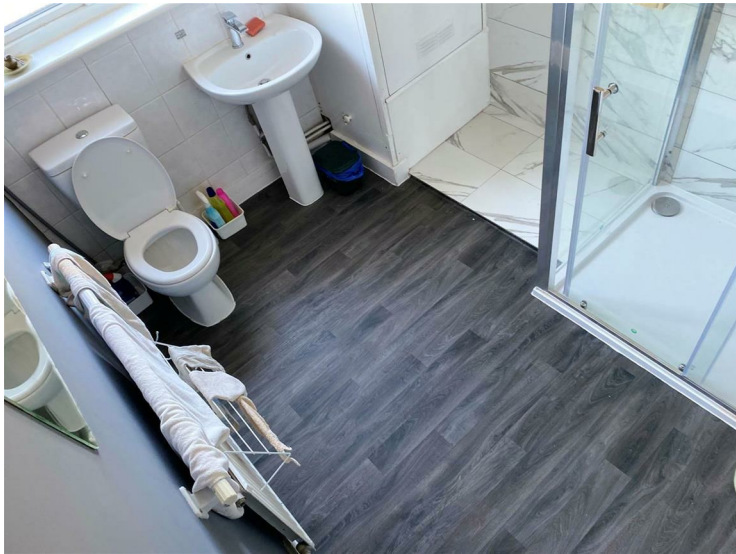
### Bedroom Two



Rear aspect double glazed window, radiator, power point, built-in wall to wall wardrobes.

**Bedroom Three**

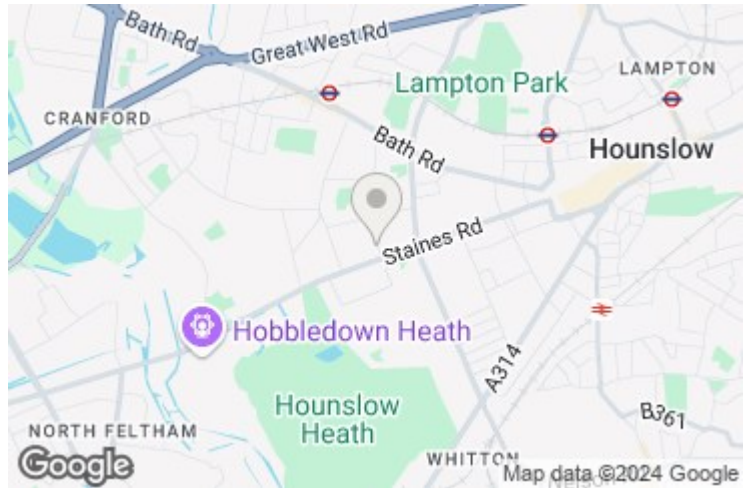
Front aspect double glazed window, radiator, power point.

**Shower Room**

Tiled enclosed shower cubicle with wall mounted shower unit, pedestal wash hand basin, low level w/c, cupboard housing boiler, rear aspect double glazed window, radiator.

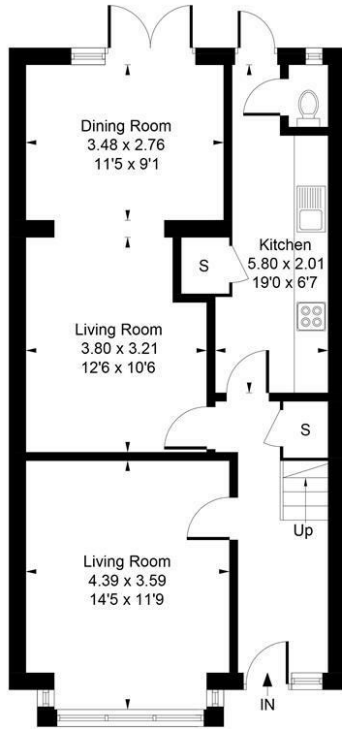
**Outside****Rear Garden**

Block paved area, brick storage shed.

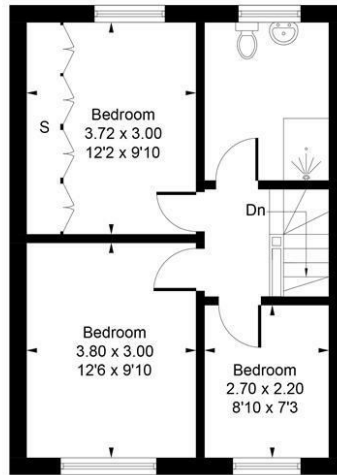


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Approximate Gross Internal Area  
101.09 sq m / 1088 sq ft



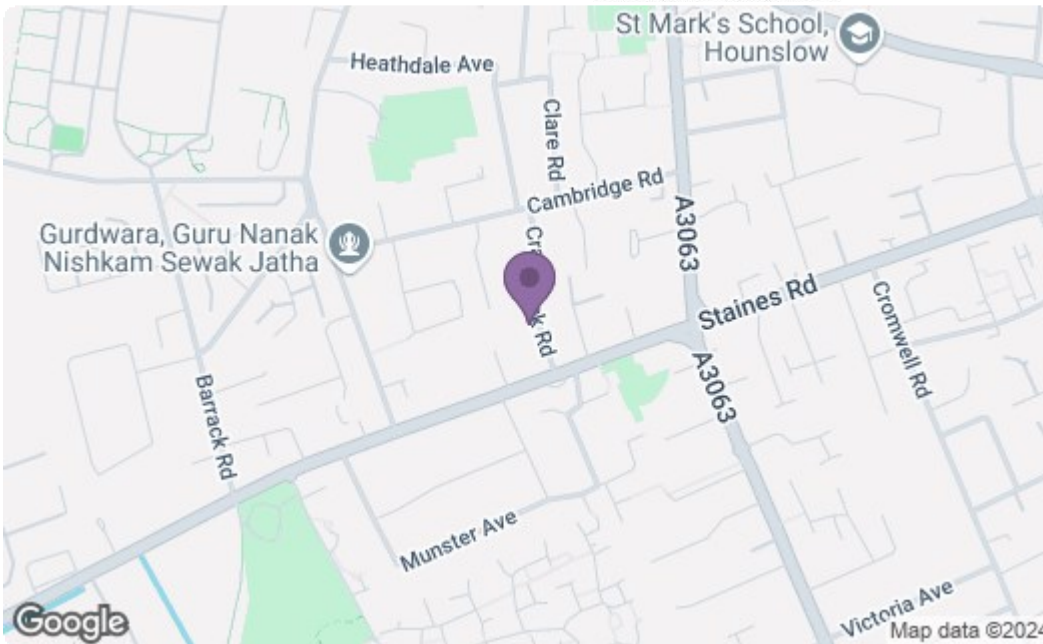
**Ground Floor**



**First Floor**

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.

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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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