



Cambria Close, Hounslow, TW3 3RR

Guide Price £325,000

A purpose built ground floor maisonette situated in a quiet cul-de-sac location. The accommodation comprises two bedrooms, lounge/diner, kitchen and bathroom. Benefitting from double glazed windows, central heating, front and rear gardens and garage. The property will also benefit from a new 150 year lease.

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Enclosed Area

Storage cupboard, further door to...

Entrance Hallway

Radiator, storage cupboard, doors to rooms.

Lounge

Front aspect double glazed window, laminate flooring, double doors to...

Dining Area

Rear aspect double glazed window, radiator, laminate flooring, door to...

Kitchen

Single drainer double bowl 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, rear aspect double glazed window.

Bedroom One

Front aspect double glazed window, built-in wardrobes.

Bedroom Two

Front aspect double glazed window, built-in wardrobes.

Bathroom

White suite comprising panel enclosed bath with mixer tap, low level w/c, wash hand basin with vanity unit below, tiled walls, rear aspect double glazed window.

Outside**Garden**

Mainly laid to lawn area.

Garage

In nearby block.





| 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 | | | |
| | | 62 | 78 |
| 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 | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | 60 | 81 |
| England & Wales | | EU Directive 2002/91/EC | |

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