



### **Avenue Crescent, Cranford, TW5 9RD**

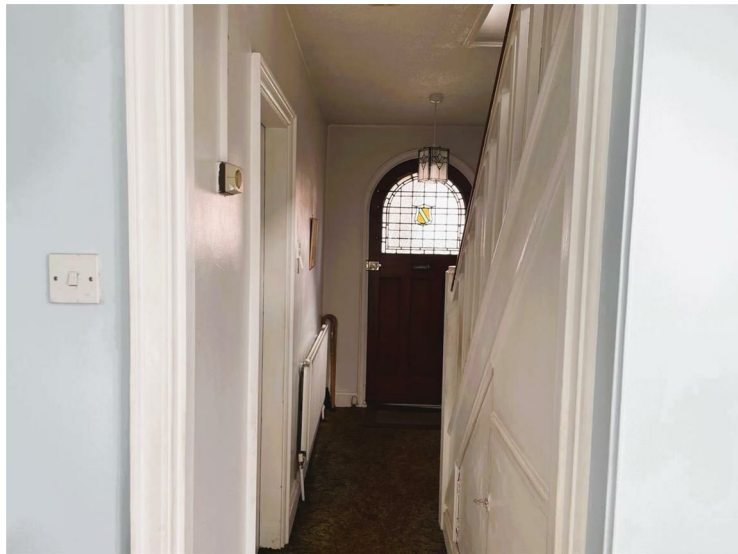
**£485,000**

We are pleased to present this original 1930's three bedroom semi-detached family home situated in this ever popular residential location within Cranford Village Conservation Area, close to Avenue Park and local amenities with good transport links to Hounslow West tube station and Heathrow Airport and easy access to the M4 motorway. The accommodation comprises, on the ground floor, a through lounge/diner and kitchen and on the first floor, three bedrooms and a family bathroom. The property also benefits from double glazed windows and gas-fired central heating and has an energy efficiency rating of C. Outside, the traditional mature gardens at the front and rear provide a green and secluded outlook and are a unique feature of this property. Offered for sale with no onward chain.

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### Entrance Hallway



Radiator, stairs to first floor, doors to rooms.

### Through Lounge/Diner



Front aspect double glazed window, radiator. shelving into recess.

### Dining Area

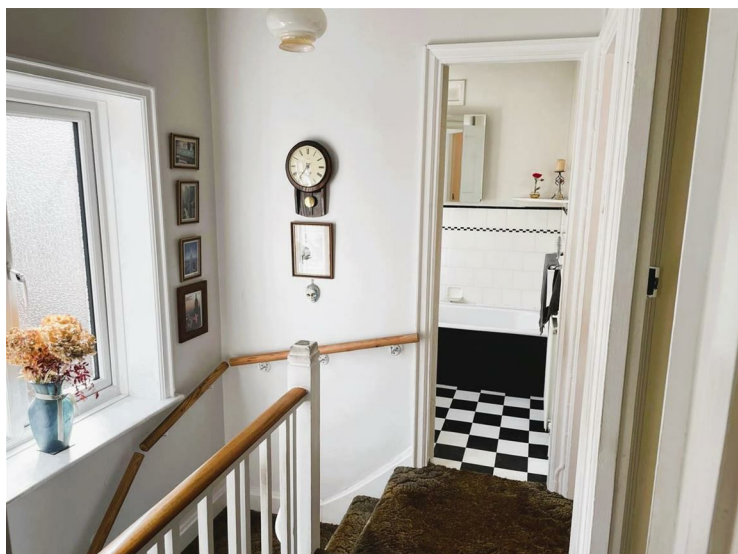


Radiator, double glazed double door to garden.

### Kitchen



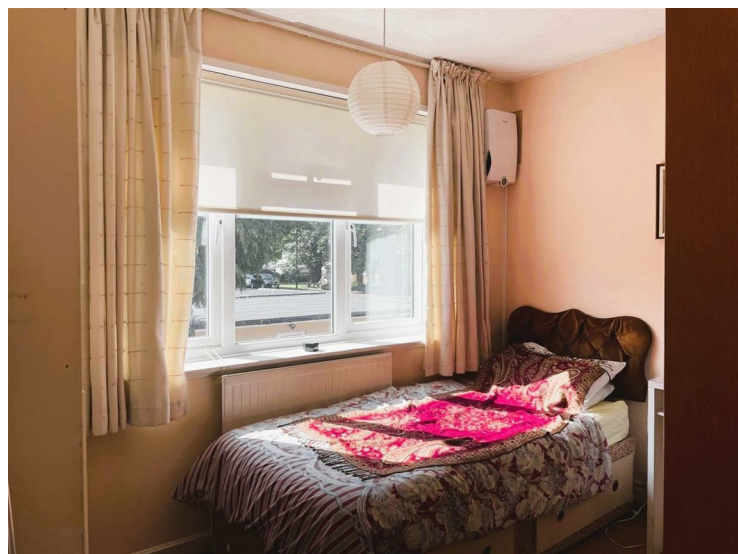
Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, space for cooker and washing machine, part tiled walls, power point, side aspect double glazed window, double glazed door to garden, wall mounted boiler.

**First Floor Landing**

Side aspect double glazed window, access to loft, doors to rooms.

**Bedroom One**

Front aspect double glazed window, radiator.

**Bedroom Two**

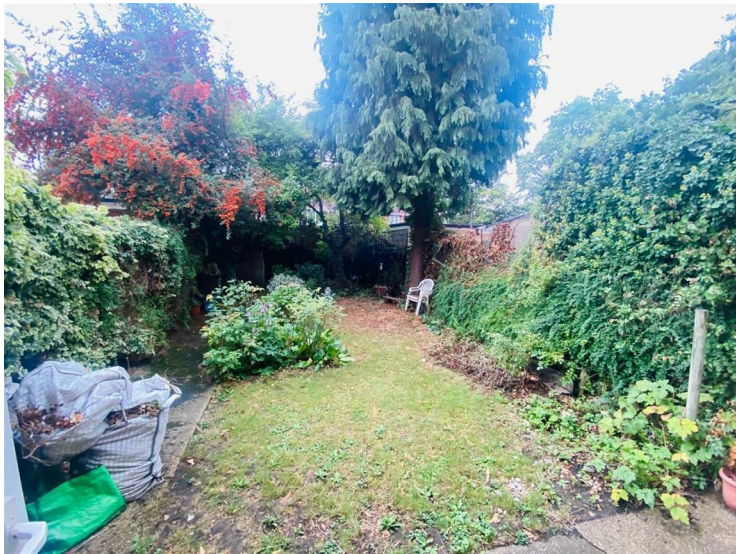
Rear aspect double glazed window, airing cupboard housing tank.

**Bedroom Three**

Front aspect double glazed window, radiator.

**Bathroom**

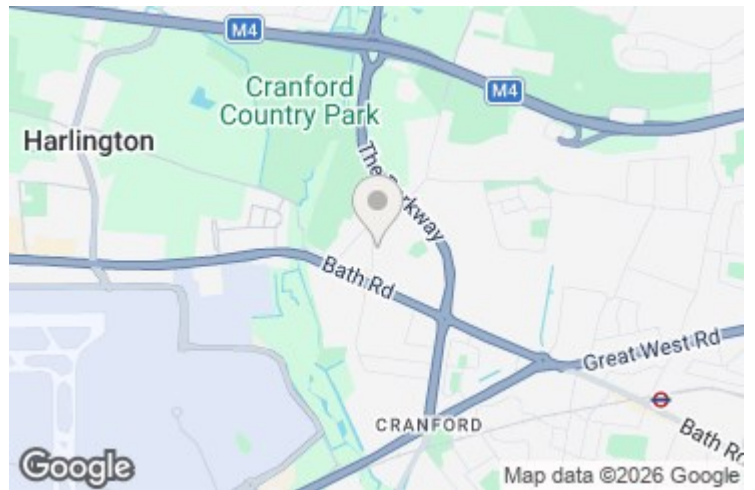
Enclosed bath, wash hand basin, low level w/c, part tiled walls, double glazed window.

**Outside****Rear Garden**

Concrete area, rest laid to lawn with shrub borders.

**Front**

Pathway, rest laid to lawn with shrub borders.



## Avenue Crescent

Approx. Gross Internal Floor Area  
69.1 Sq M - 744 Sq Ft

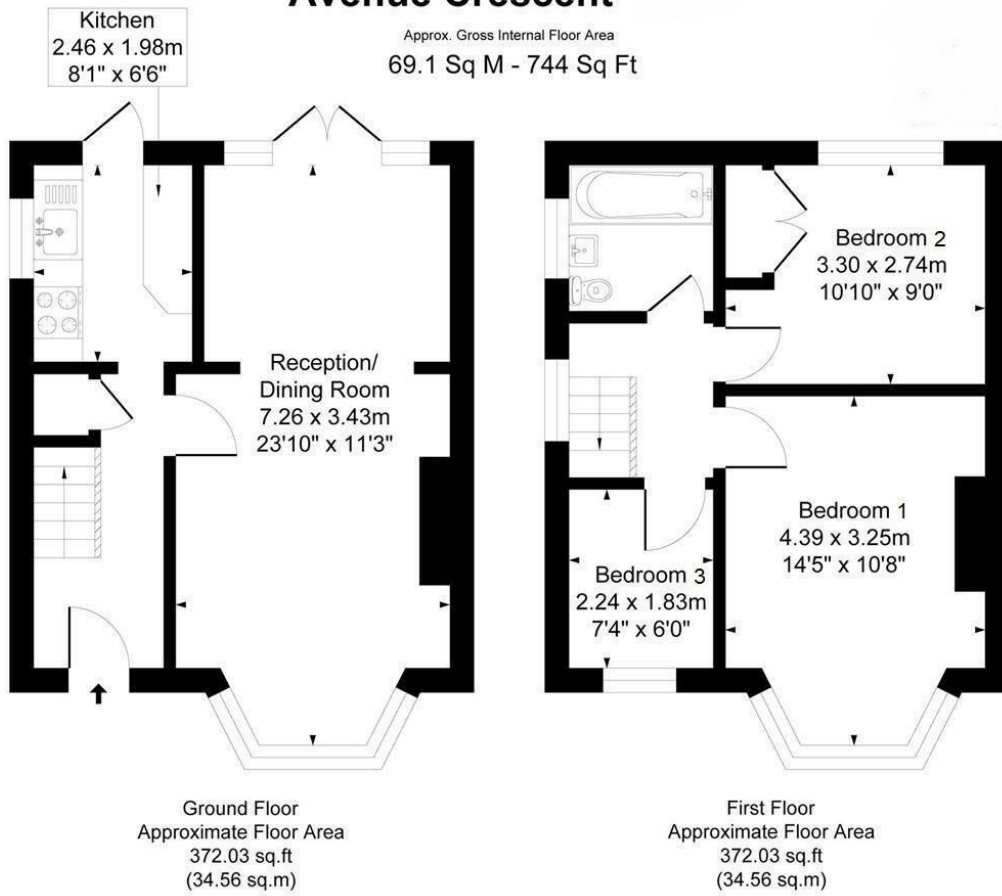
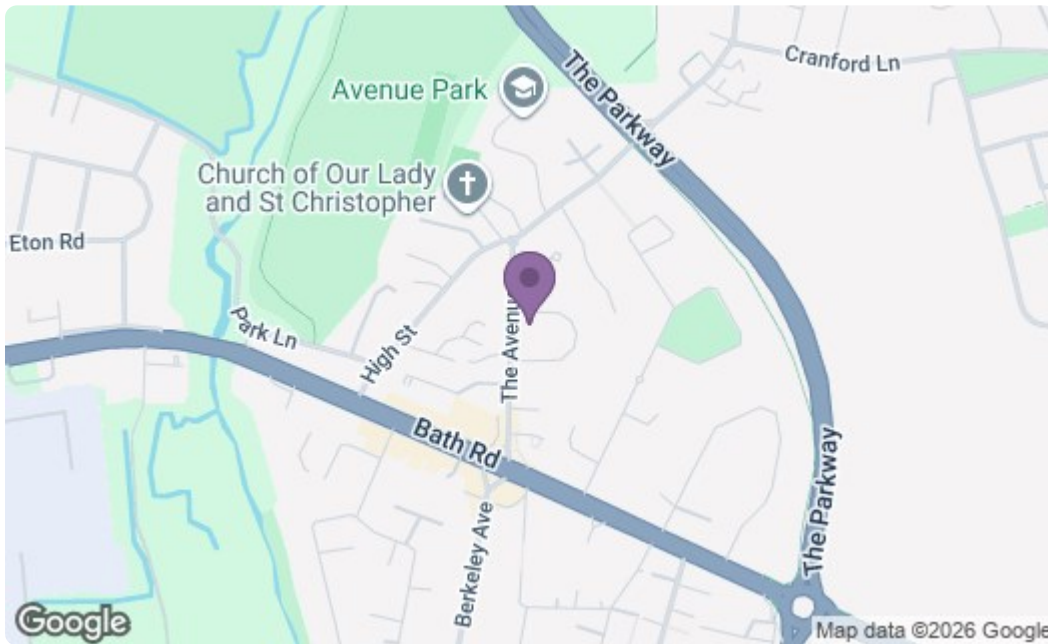


Illustration for identification purposes only, measurements are approximate, not to scale.

Produced By Csj



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	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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