



Cedar Road, Hounslow, TW4 7QL

£310,000

ANOTHER SALE BY STAMFORDS! A two bedroom ground floor purpose built maisonette situated in this popular residential location with access to Hounslow West tube station, shops and restaurants, M4 motorway and Heathrow Airport area also close by. The accommodation comprises lounge, two generous sized bedrooms, kitchen and bathroom, outside front and rear gardens. The property also benefits from double glazed windows and central heating. An internal viewing is strongly recommended.

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Entrance Hallway

Radiator, power point, storage cupboard, doors to rooms

Lounge



Front aspect double glazed window, power point, laminate flooring, storage cupboard, dado rail.

Kitchen



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



Bedroom One



Front aspect double glazed window, radiator, power point, built-in wardrobe.

Bedroom Two



Rear aspect double glazed window, radiator, cupboard, laminate flooring.

Bathroom



White suite comprising wall mounted shower unit, wash hand basin with mixer tap, low level w/c, part tiled walls, rear aspect double glazed window.

Outside

Rear Garden



Paved patio area, rest laid to lawn, raised paved patio area, timber shed, brick built storage room, side access leading to front, outside tap.

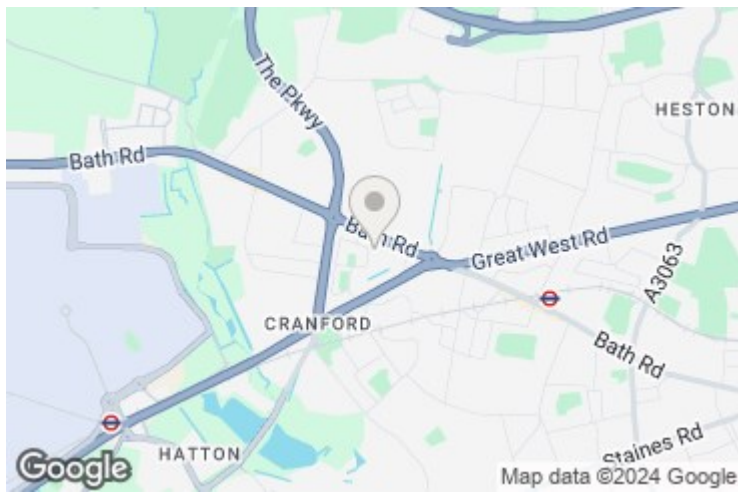


Storage Room

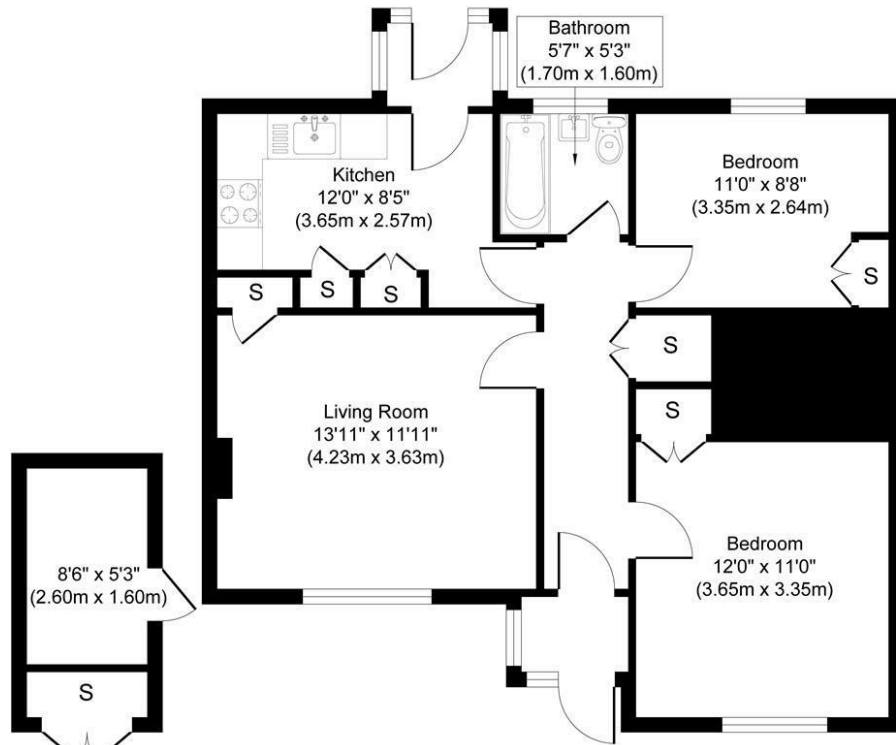


Front Garden

Laid to lawn



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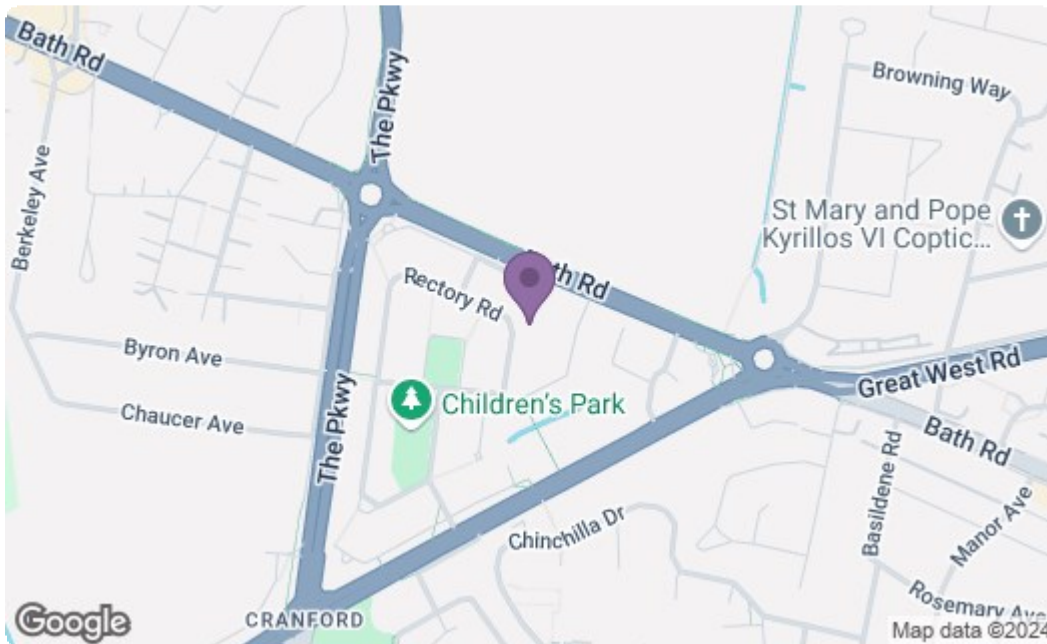


Outbuilding
Approximate Floor Area
56.83 sq.ft
(5.28 sq.m)

Ground Floor
Approximate Floor Area
700.83 sq.ft
(65.11 sq.m)

Approximate Gross Internal Floor Area 757.66 sq. ft / 70.39 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 | | |
| (55-68) | D | | 63 |
| (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 | | |
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