



Cauldron Mews, Frampton Road, Hounslow, TW4 5EP

£365,000

ANOTHER SALE BY STAMFORDS! A two bedroom mid-terrace house situated in this popular location with access to Heathland School and local shops. The accommodation comprises modern fitted kitchen, downstairs cloakroom, lounge/diner, on the first floor two bedrooms with built-in wardrobes and bathroom. The property also benefits from double glazed windows, central heating, rear garden and allocated parking. An internal viewing is strongly recommended.

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Entrance Hallway

Radiator, stairs to first floor, laminate flooring, doors to rooms.

Cloakroom

Low level w.c, pedestal wash hand basin, part tiled walls and tiled flooring, front aspect double glazed window.

Modern Fitted Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, integrated washing machine and fridge/freezer, part tiled walls, part tiled flooring, radiator, front aspect double glazed window, cupboard housing "Baxi" boiler.

Lounge/Diner



Double glazed sliding patio door to garden, laminate flooring, radiator, power point, understand storage cupboard.

First Floor Landing

Access to loft space, doors to rooms, radiator.

Bedroom One

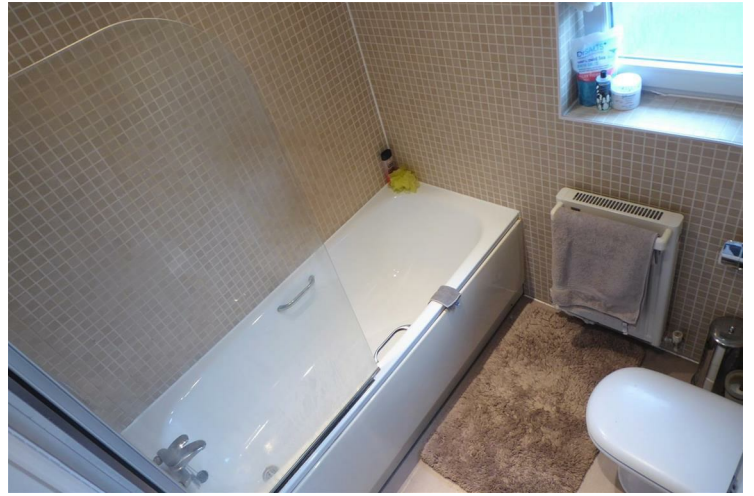


Front aspect double glazed window, radiator, power point, airing cupboard housing tank, built-in wardrobes with mirror fronted sliding doors.

Bedroom Two

Rear aspect double glazed window, radiator, built-in wardrobes with mirror fronted sliding doors.

Bathroom



Modern white suite comprising panel enclosed bath with mixer tap and wall mounted shower unit, pedestal wash hand basin, low level w.c, radiator, tiled walls, double glazed window.,

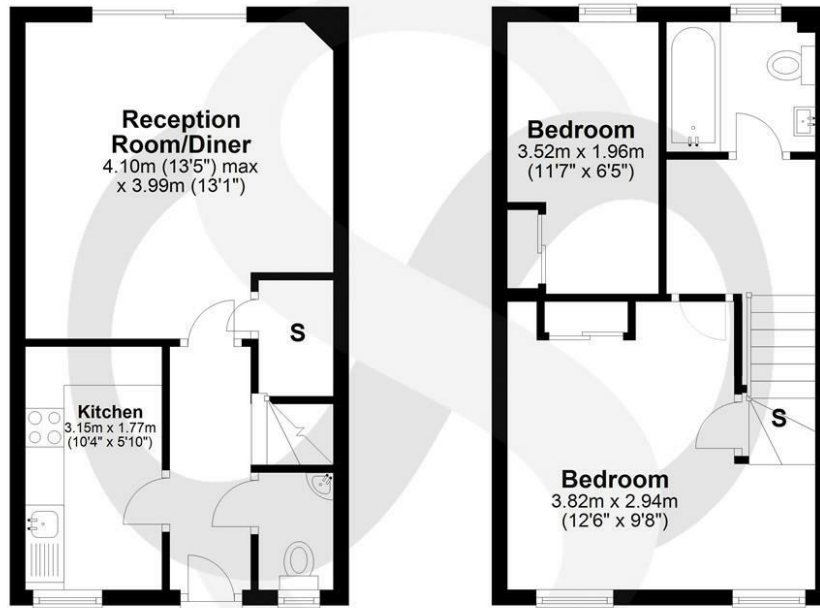
Outside

Rear Garden



Paved patio area, rest laid to lawn area, timber shed.





Ground Floor
Approx. 29.3 sq. metres (315.6 sq. feet)

First Floor
Approx. 29.6 sq. metres (318.4 sq. feet)

Total area: approx. 58.9 sq. metres (634.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(69-80) C			
(55-68) D			
(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			90
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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