



**Alexandra Place, Alexandra Road, Hounslow, TW3 1LX**  
**£315,000**

ANOTHER SALE BY STAMFORDS! A larger than average two double bedroom ground floor purpose built garden flat situated in the Heart of Hounslow Town Centre within walking distance to Hounslow High Street, Hounslow Central Tube Station, local schools and further transport links. The accommodation comprises open plan lounge/kitchen with access to the garden, two double bedrooms overlooking the communal gardens, master bedroom with en-suite shower room and family bathroom. The property also benefits from double glazed windows, electric heating, entry phone system, private garden and communal gardens. Offered for sale with no onward chain, viewings are strongly recommended.

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**Communal Entrance**

Entry phone system, front door to...

**Entrance Hallway**

Entry phone, storage cupboard, wood effect flooring, electric heater, doors to rooms.

**Open Plan Lounge/Kitchen 9'4 x 7'3 (2.84m x 2.21m)**



Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of units, built-in hob and oven, integrated fridge/freezer and dishwasher, double glazed door to garden.

**Lounge 14'9" max x 13'5" (4.50m max x 4.09m)**



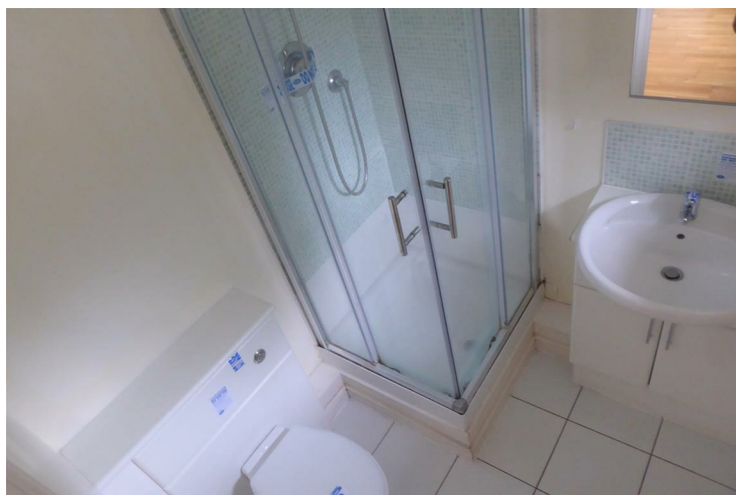
Rear aspect double glazed window, power point, electric heater, wood effect flooring.

**Bedroom One 14'10" x 9'7" (4.52m x 2.92m)**



Rear aspect double glazed window overlooking communal gardens, electric heater, through to...

**En-Suite Shower Room**



Tiled enclosed shower cubicle, low level w.c, wash hand basin with vanity unit below, heated towel rail.

**Bedroom Two 11'11" x 9'7" (3.63m x 2.92m)**



Rear aspect double glazed window overlooking communal gardens.

### Family Bathroom

Panel enclosed bath, low level w.c, wash hand basin with vanity unit below,

### Private Garden



Paved patio area, rest laid to lawn area.

### Communal Gardens





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		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		66	66
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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