



**Coombe Close, Hounslow, TW3 3SA**  
**Offers Over £199,950**

**CASH BUYERS ONLY AS THE PROPERTY HAS A LEASE OF 30 YEARS.** A two bedroom ground floor purpose built maisonette situated in this quiet residential cul-de-sac location just off Hanworth Road with access to Hounslow mainline station, Hounslow town centre, bus routes and local shops. The accommodation comprises lounge, kitchen/diner, two bedrooms and shower room, outside front and rear gardens and garage. The property also benefits from double glazed windows and electric heating. A well located property with potential, an ideal investment opportunity. Offered for sale with no onward chain!

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### Entrance Hallway

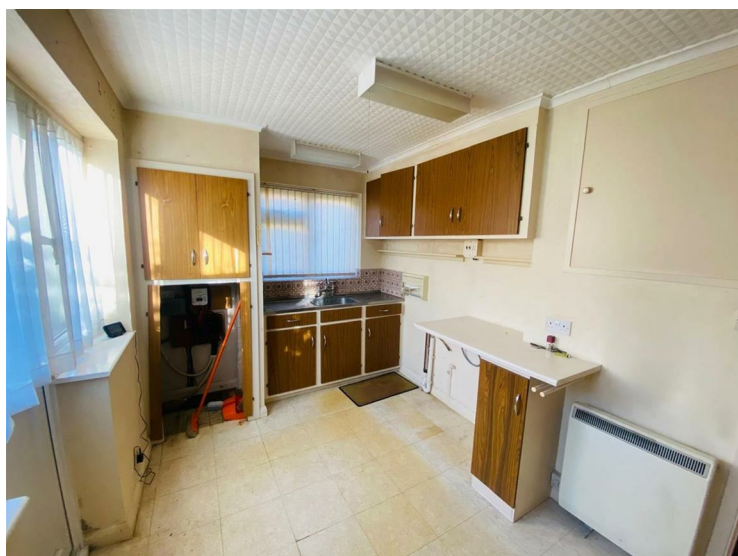
Storage cupboard, further cupboard housing "Megaflow" water tank, doors to rooms.

### Lounge



Front aspect double and secondary glazed window, electric heater, feature fire surround, display unit within recess.

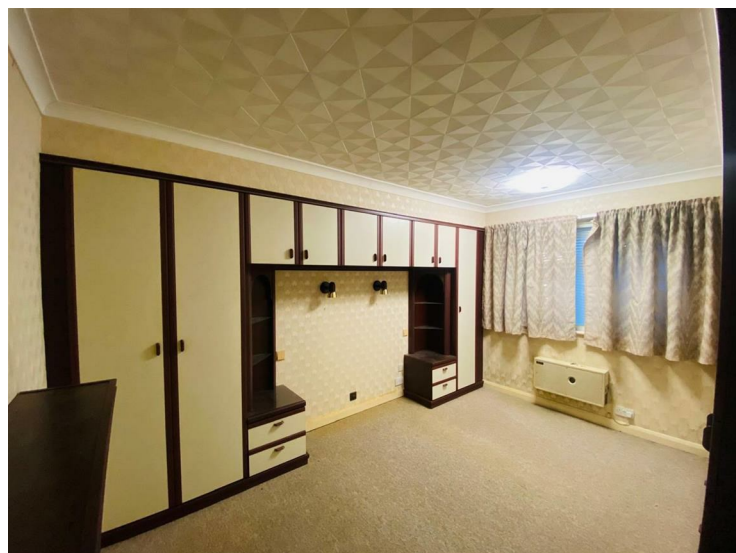
### Kitchen



Double drainer stainless steel sink unit with mixer tap and cupboard below, further wall mounted units, larder cupboard, side aspect double glazed window, rear aspect double glazed window, door to garden.



### Bedroom One



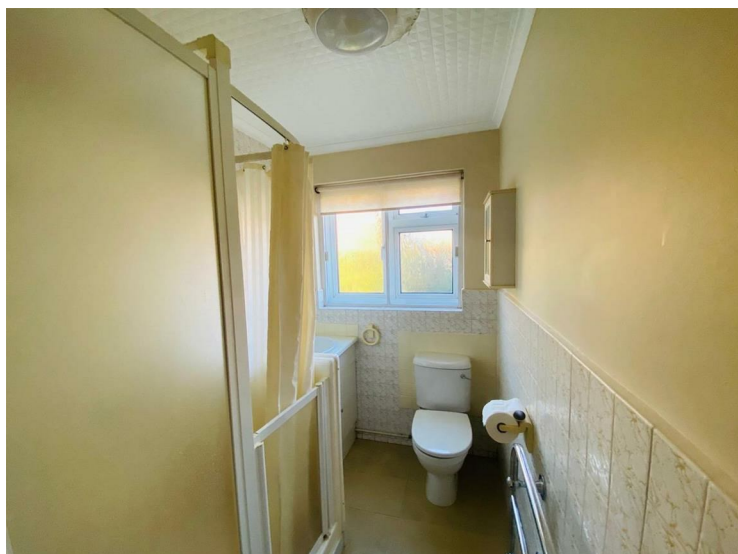
Rear aspect double and secondary glazed window, electric heater, built-in wardrobes, further wardrobes with over bed recess.

### Bedroom Two



Front aspect double and secondary glazed window, electric heater.

### Shower Room



Low level w/c, wash hand basin, walk in shower cubicle with wall mounted shower unit, part tiled walls, double and secondary glazed window.

### Outside

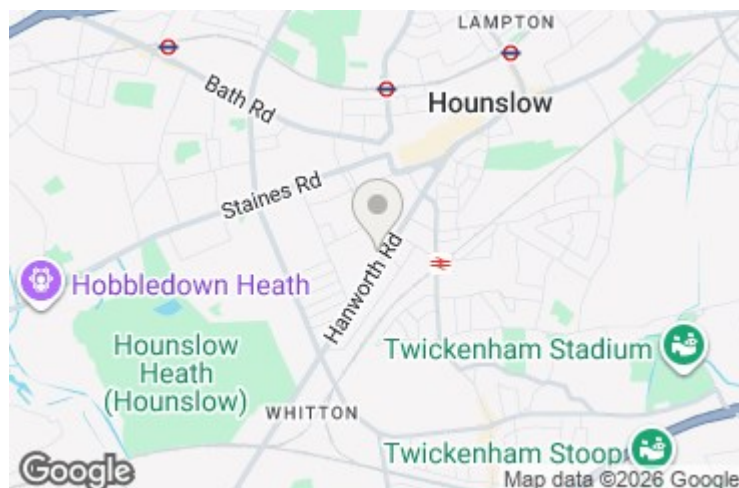
### Rear Garden



Concrete and paved area, raised shrub borders.

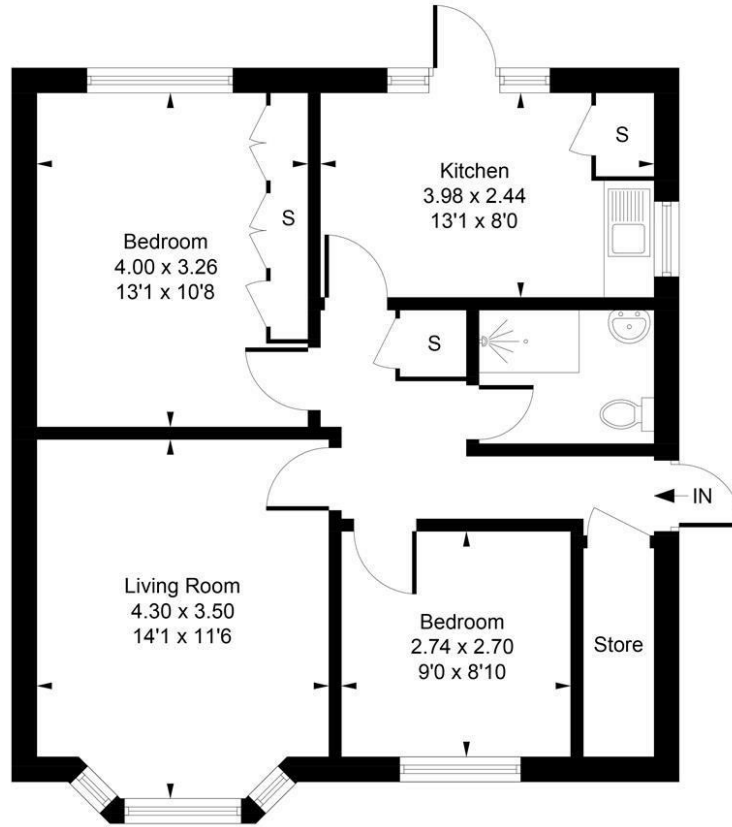
### Garage

In nearby block.

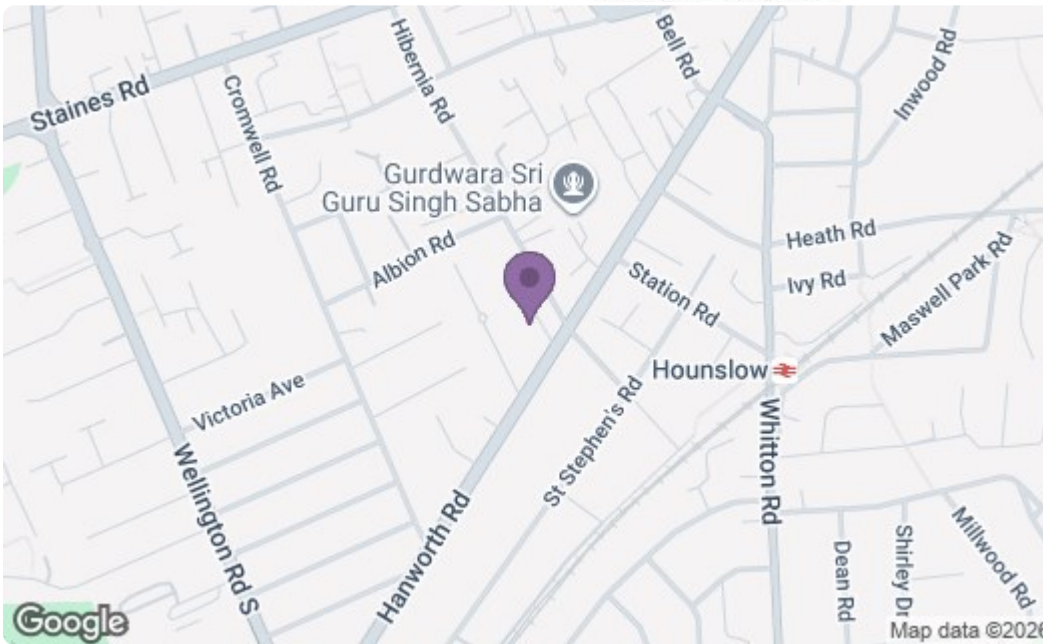


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Approximate Gross Internal Area  
60.17 sq m / 648 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Produced by [jcphotographystudio.com](http://jcphotographystudio.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(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			
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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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