



## **Inwood Road, Hounslow, TW3 1UX**

**£330,000**

A two double bedroom ground floor maisonette with a private rear garden situated in the popular Inwood Park area with access to Hounslow town centre. Hounslow mainline station, Hounslow East tube and local shops are all close by. The accommodation comprises a bright and spacious lounge with access to a private garden, modern kitchen, two double bedrooms and modern three piece bathroom suite with shower cubicle. The property also benefits from double glazed windows, central heating, private rear and side garden and off street parking for at least two cars. Offered for sale with no onward chain! Viewings strongly recommended. Tenants in situ.

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### Front Door

Stairs to first floor.

### Entrance Hallway

Storage cupboard, radiator, further cupboard, doors to rooms.

### Lounge



Side aspect double glazed window, double glazed double opening doors to garden and door to...



### Kitchen

Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in hob and oven below, space for washing machine, dishwasher and fridge/freezer, tiled walls, cupboard housing boiler, double glazed window, double glazed door to garden.

### Bedroom One

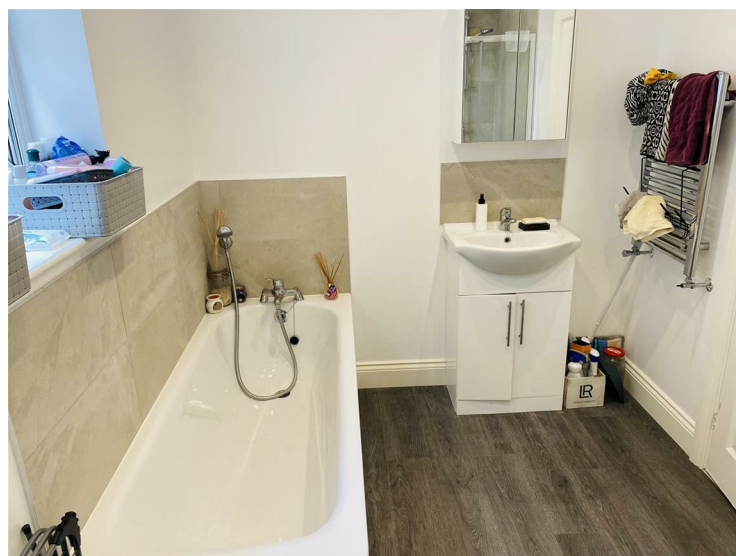


Front aspect double glazed window, radiator, power point.

### Bedroom Two

Rear aspect double glazed window, radiator, power point.

### Bathroom



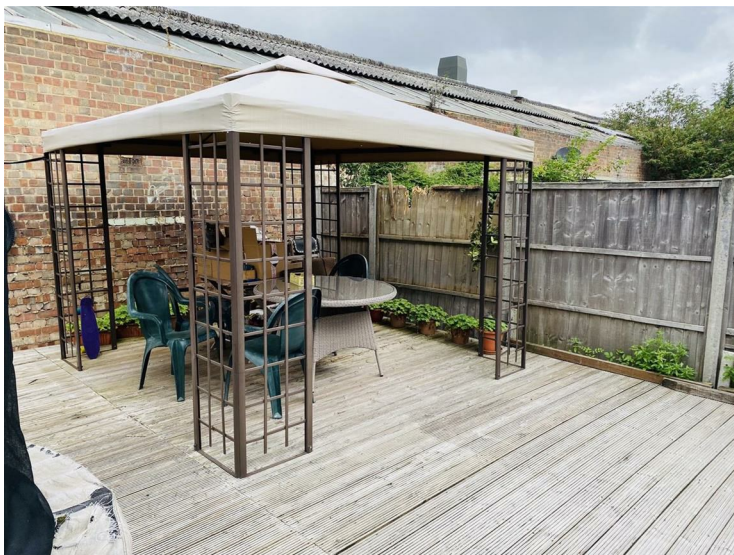
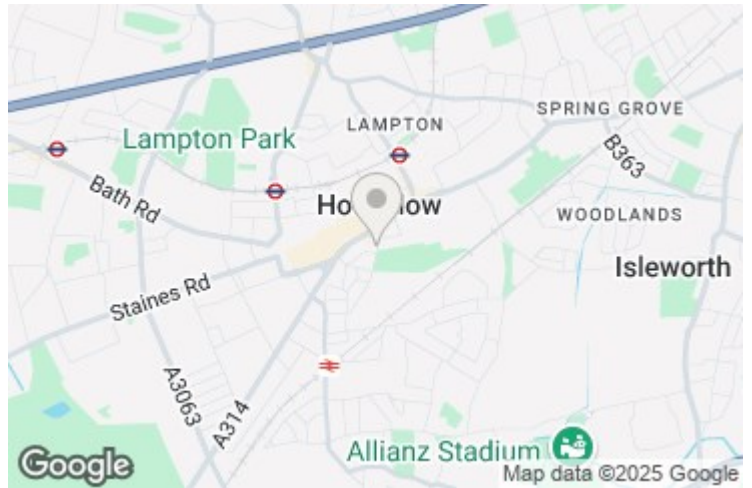
White suite comprising tiled enclosed bath with mixer tap, shower cubicle, wash hand basin with mixer tap and vanity unit below, low level w/c, storage cupboard, front aspect double glazed frosted window.



**Outside**

Off street parking for 2 cars.

**Rear Garden**



Decked area, side access, further raised decked area.

**Side**

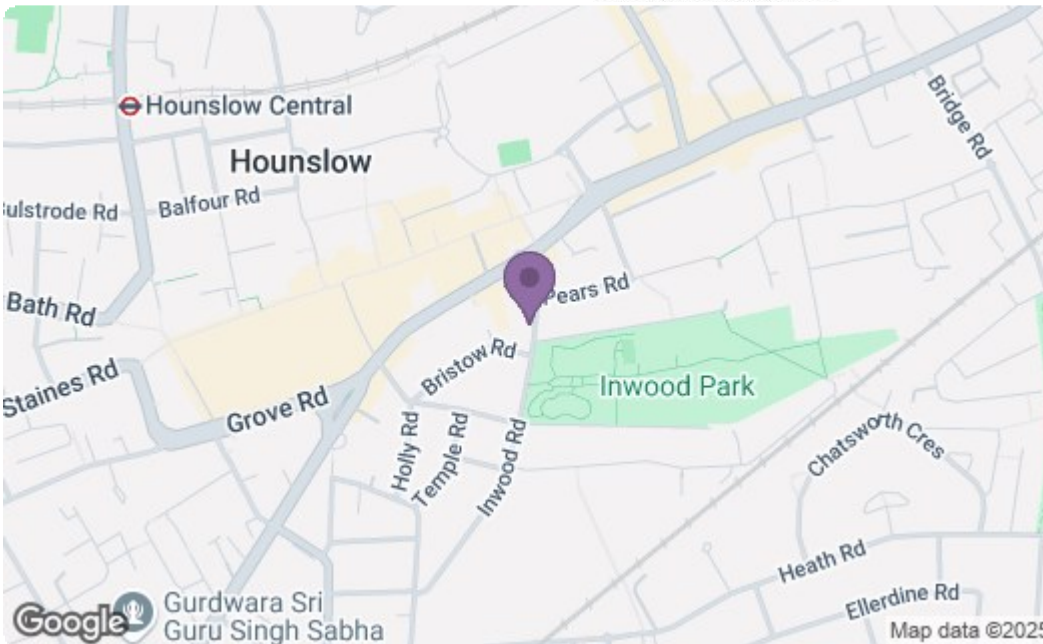
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Approximate Gross Internal Area  
78.16 sq m / 841 sq ft



**Ground Floor**

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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