



**Cedar Road, Hounslow, TW4 7QL**

**£310,000**

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.

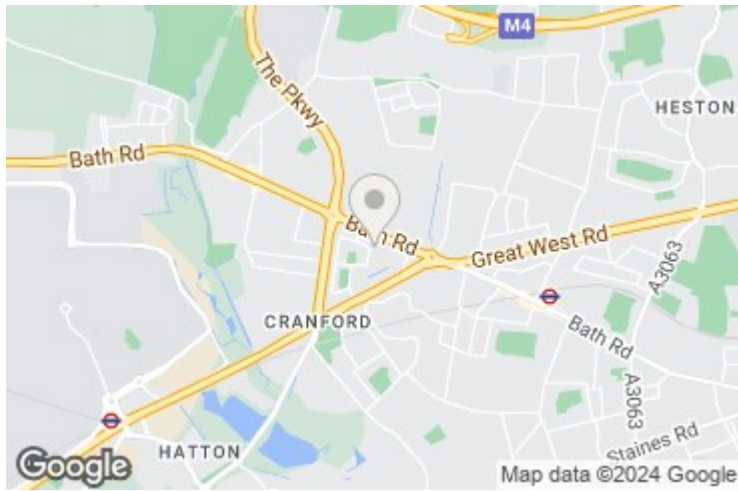


## Storage Room

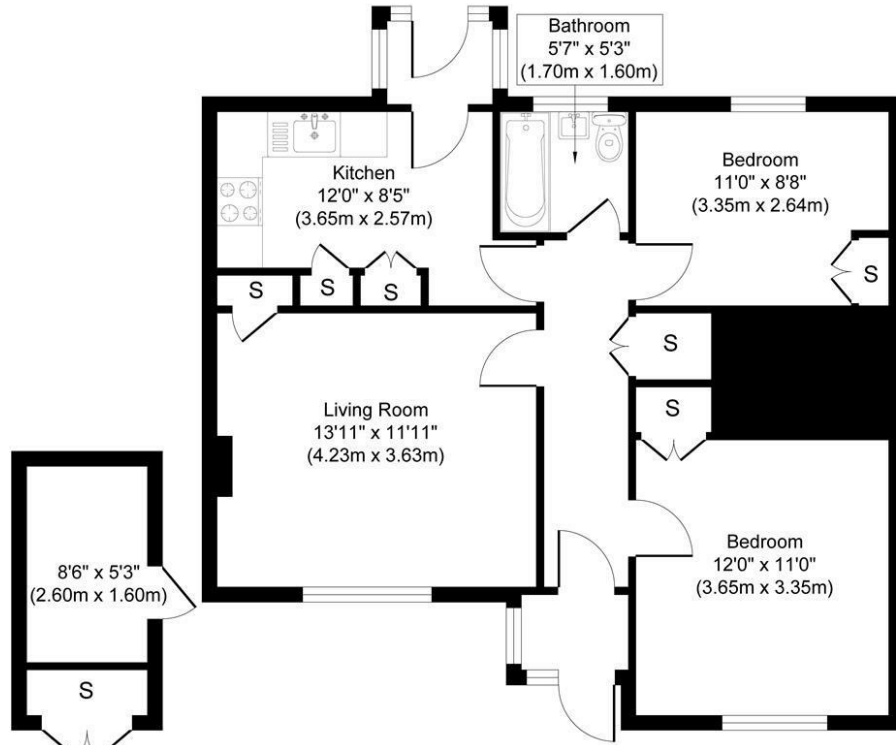


## Front Garden

Laid to lawn



## Cedar Road Hounslow TW4 7QL



**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			
<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			
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