



### **Staines Road, Hounslow, TW4 5DL**

**£265,000**

A two-bedroom first-floor maisonette ideally located on Staines Road, offering convenient access to local bus routes, shops, and schools. The accommodation comprises a spacious lounge, kitchen, two bedrooms, and a family bathroom. Externally, the property benefits from a private rear garden, perfect for outdoor relaxation. Additional features include double-glazed windows and gas central heating, ensuring comfort and energy efficiency throughout the year. This property would make an excellent first-time purchase or a strong investment opportunity.

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### Entrance Hallway

Stairs to first floor, access to loft, side aspect double glazed window, radiator, door to rooms.

### Lounge



Rear aspect double glazed window, radiator, feature brick chimney breast, picture rail, power point, through 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, part tiled walls, power points, space for fridge/freezer, storage cupboard, side aspect double glazed window and door to out

### Bedroom One



Front aspect double glazed window, radiator, tiled fireplace (not used)

### Bedroom Two



Front aspect double glazed window, radiator, power point.

## Bathroom

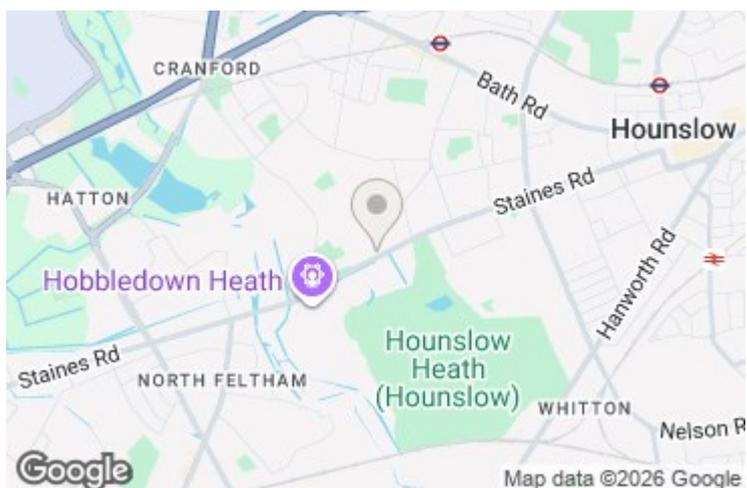


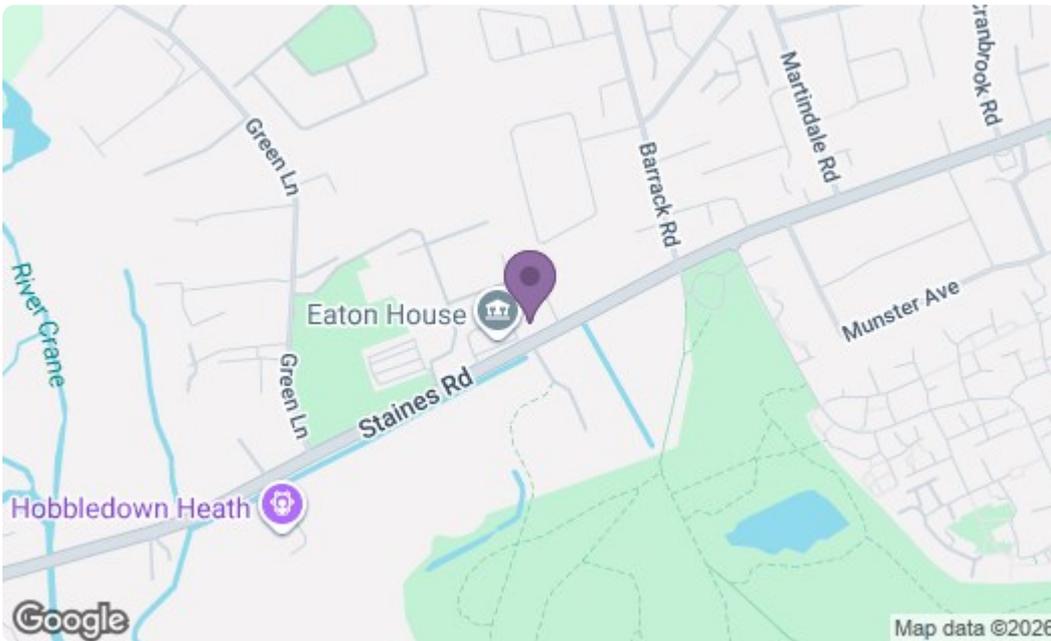
White suite comprising panel enclosed bath, wash hand basin, low level w.c, part tiled walls, tiled flooring, heated towel rail, rear aspect double glazed window.

## Rear Garden



Laid to lawn area with shrub borders.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	67
(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		57	64
(39-54) E			
(21-38) F			
(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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