



Cambridge Close, Hounslow, TW4 7BG
£630,000

An extended semi-detached family home situated in this ever popular residential location with easy access to Hounslow West tube station and shopping centre, transport links and local shops and all close by. The accommodation comprises on the ground floor, two separate reception rooms extended kitchen/diner with built-in hob and oven, shower room, side extension granny annexe with open plan lounge/kitchen and shower room. On the first floor three bedrooms and family bathroom with separate w/c. Outside front and rear gardens, storage room, own driveway with off street parking for at least two cars. The property also benefits from double glazed windows and central heating. Scope to extend with loft conversion. Offered for sale with no onward chain!

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

Enclosed Entrance Porch

Door to...

Entrance Hallway

Radiator, stairs to first floor, laminate flooring, power point, storage cupboard and wall mounted "Valiant" boiler.

Reception One



Front aspect double glazed window, radiator, laminate flooring, power point, tiled fireplace (not being used).

Reception Two



Radiator, power point, laminate flooring, through to...

Extended Kitchen/Diner



Double drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in "Smeg" gas hob and oven below, extractor hood, space for washing machine and dishwasher, part tiled walls, tiled flooring, power point, breakfast bar, rear aspect double glazed window.

Dining Area

Radiator, power point, double glazed door to garden.

Shower Room



Shower cubicle, wash hand basin, low level w/c.

Granny Annexe

Open Plan Lounge/Kitchen



Single drainer sink unit with mixer tap and cupboard below, power point, double glazed window and door to garden, storage cupboard double glazed door to front.

Shower Room



Tiled walls, pedestal wash hand basin, low level w/c, radiator, front aspect double glazed frosted window.

First Floor Landing

Side aspect double glazed window, doors to rooms.

Bedroom One



Rear aspect double and secondary glazed window, radiator, built-in cupboard into recess.

Bedroom Two



Rear aspect double and secondary glazed window, radiator, built-in wardrobes.

Bedroom Three



Front aspect double and secondary glazed window, radiator.

Family Bathroom



Enclosed bath with mixer tap and shower attachment, tiled walls, double glazed window, access to loft.

Separate W/C
Low level w/c.

Outside



Rear Garden



Concrete path, rest laid to lawn area, rear access.

Storage Room



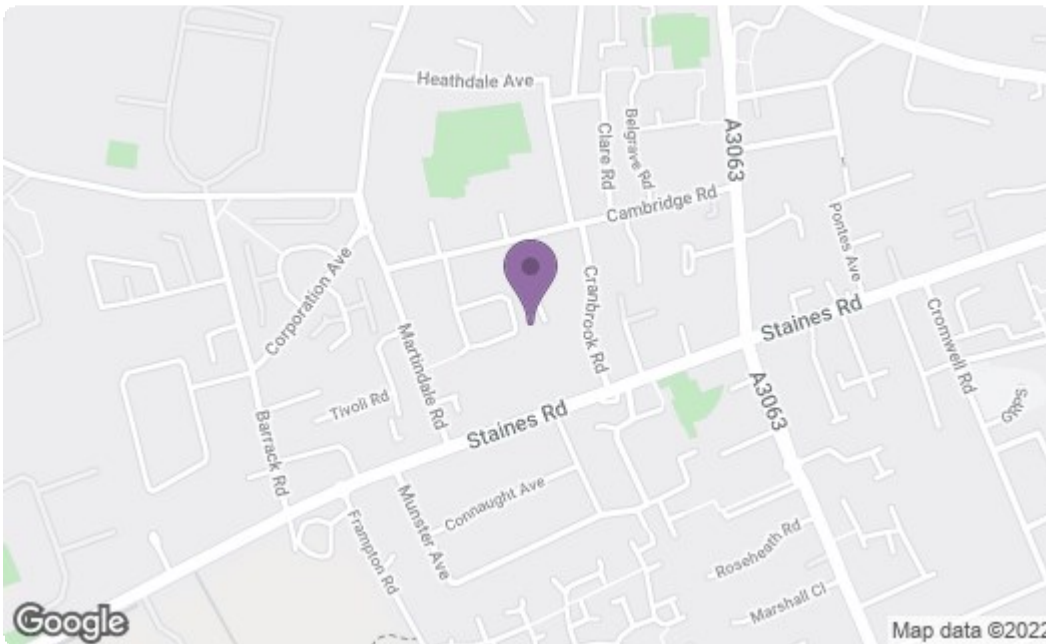
Wall and floor mounted unit, power and lighting.

Front

Own driveway with off street parking for at least two cars, further block paved area with shrubs.



Cambridge Cl, Hounslow TW4 7BG



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

A partner of
The Guild Of Professional Estate Agents
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075