



### **Mauveine Gardens, Hounslow, TW3 3RX**

**£399,950**

A two bedroom modern mid-terrace house situated in this popular residential location within walking distance to Hounslow town centre, transport links and local schools. The accommodation comprises lounge, fitted kitchen, cloakroom, on the first floor two double bedrooms and family bathroom. The property benefits from double glazed windows, central heating, rear garden and off street parking. Ideal first time purchase or investment opportunity. 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

**Entrance Hallway**

Wood flooring, radiator, stairs to first floor.

**Cloakroom**



Low level w/c, pedestal wash hand basin, double glazed window.

**Kitchen**



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, space for washing machine, dishwasher and fridge/freezer, part tiled walls, wall mounted "Worcester" boiler, breakfast bar, radiator, front aspect double glazed windows.

**Lounge**



Rear aspect double glazed window, double glazed doors to garden, power point, radiator, understairs cupboard, further radiator.

**First Floor Landing**

Access to loft space, doors to rooms

**Bedroom One**



Rear aspect double glazed window, built-in wardrobe, further overstairs cupboard, power point, radiator.

**Bedroom Two**



Rear aspect double glazed window, built-in cupboard, power point.

**Bathroom**



Modern suite comprising panel enclosed bath with wall mounted shower unit, pedestal wash hand basin, low level w/c, part tiled walls, double glazed window.

**Outside**

## Rear Garden



Paved patio area, rest mainly laid to lawn, timber shed.

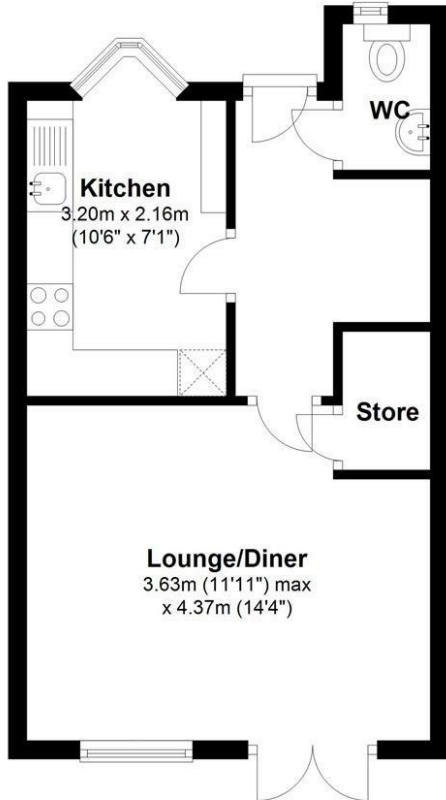
## Front

Driveway with off street parking.



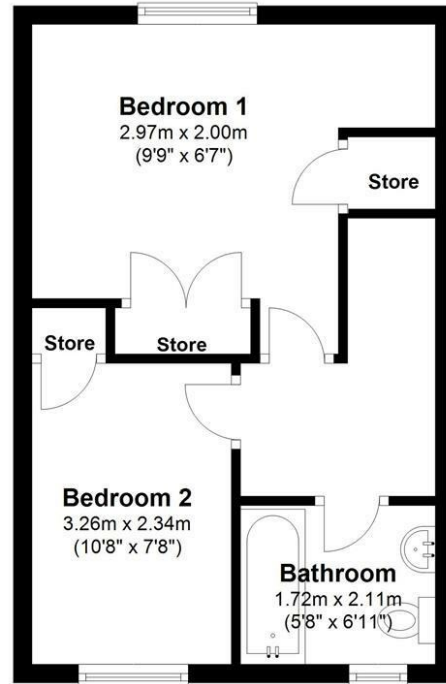
### Ground Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



### First Floor

Approx. 31.0 sq. metres (334.2 sq. feet)



Total area: approx. 62.2 sq. metres (669.0 sq. feet)

Measurements are approximate. Not to Scale. Illustrative purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>		<b>74</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	
Environmental Impact (CO <sub>2</sub> ) Rating		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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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