



### **Benson Close, Hounslow, TW3 3QX**

**£285,000**

A two bedroom split level maisonette situated within walking distance of Hounslow town centre, Hounslow Central tube station and bus routes, local schools and shops and all close by. The accommodation comprises, on the ground floor, kitchen/breakfast room, lounge, on the first floor two bedrooms, bathroom and separate w/c. The property also benefits from double glazed windows, central heating, front garden and is offered for sale with no onward chain!

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**Entrance Hallway**

Stairs to first floor, radiator.

**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, part tiled walls, wall mounted boiler, space for fridge, double glazed window.

**Lounge**

Double glazed window, radiator

**First Floor Landing**

Storage cupboard, radiator.

**Bedroom One**

Front aspect double glazed window, radiator.

**Bedroom Two**

Rear aspect double glazed window, radiator.

**Bathroom**

White suite comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin with vanity unit below, tiled walls, heated towel rail.

**Separate W/C**

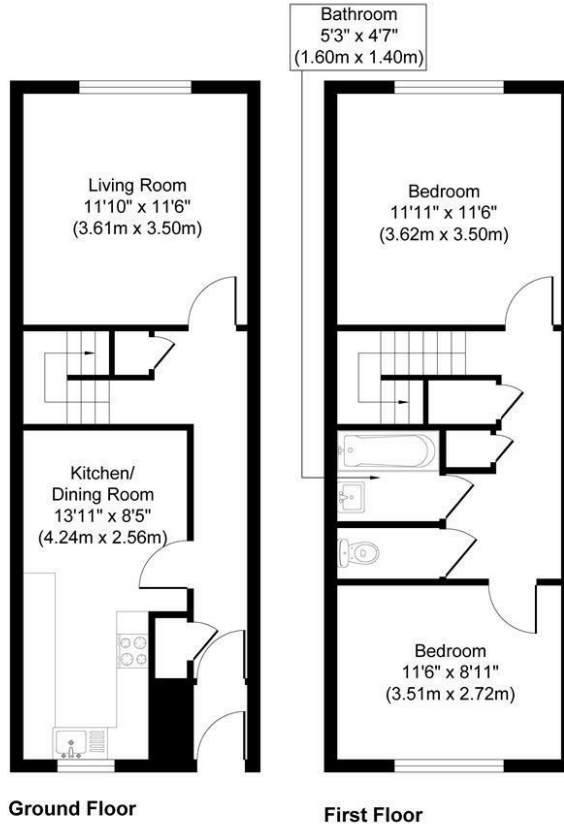
Low level w/c.

**Outside****Front Garden**

Pathway to front door, laid to lawn.



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Approximate Gross Internal Floor Area 715.80 sq. ft / 66.50 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		
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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