



## **Martindale Road, Hounslow, TW4 7EZ**

**£455,000**

A well presented two/three bedroom mid-terraced house situated in this popular residential location within walking distance to Hounslow West tube station, shopping centre, bus links and local shops. The accommodation comprises, on the ground floor, lounge, kitchen breakfast room and modern bathroom, on the first floor two bright and spacious bedrooms, bedroom two with staircase leading to a loft room with "Velux" windows, outside front and rear gardens. The property also benefits from double glazed windows and central heating and an internal viewing is strongly recommended.

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**Lounge**

Front aspect double glazed window, radiator, power point, feature fireplace (currently not being used), through to...

**Kitchen/Breakfast Room**



1 1/2 bowl single drainer sink unit with mixer tap and cupboard below, further wall and floor mounted units, space for cooker, washing machine and fridge/freezer, part tiled walls, power point, wall mounted "Worcester" boiler, rear aspect double glazed window, stairs to first floor, through to...



**Inner Hallway**

Door to garden, door to...

**Re-Fitted Modern Bathroom**



Modern white suite comprising panel enclosed bath with mixer tap and shower attachment, wash hand basin with vanity unit below, tiled walls, tiled flooring, side aspect double glazed window, heated towel rail.

**Separate W/C**

Low level w/c, wash hand basin with mixer taps and vanity unit below, double glazed window, tiled flooring.

**First Floor Landing**

**Bedroom One**

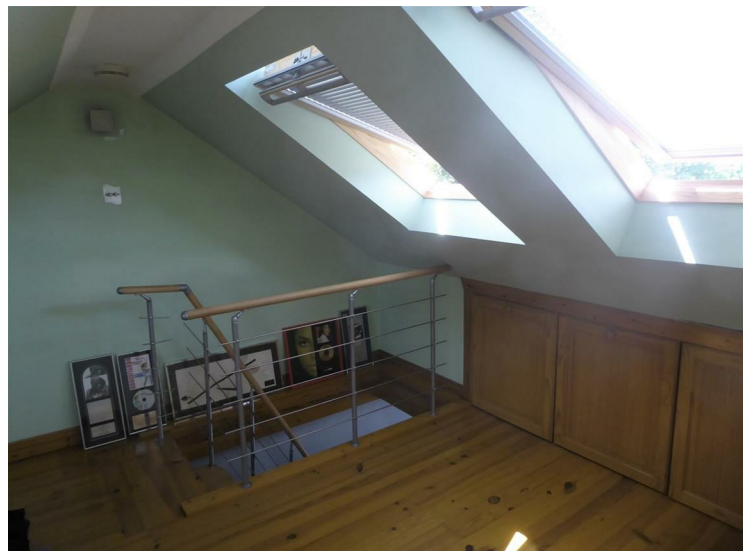
Front aspect double glazed window, radiator, exposed flooring.

**Bedroom Two**

Rear aspect double glazed window, radiator, power point, exposed flooring, stairs to...

**Loft Room/Study**

"Velux" window, radiator, wood flooring, wall mounted lights, eaves storage.

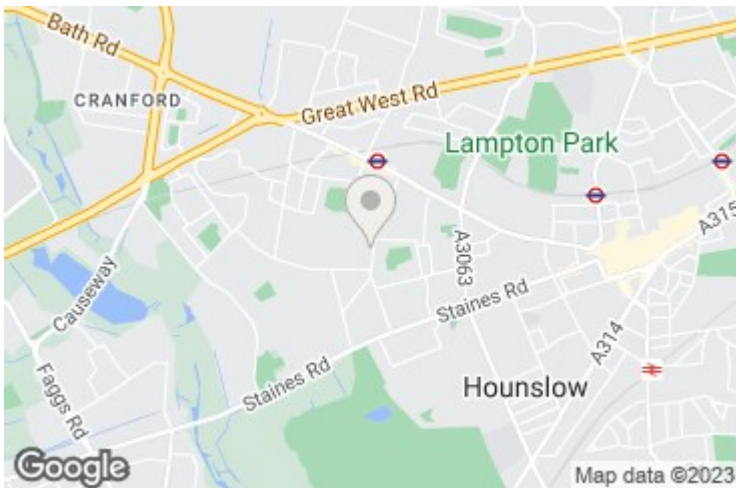


Outside



Rear Garden



Paved patio area with mature shrubs and bushes.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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>			
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