



### **Cranston Close, Hounslow, TW3 3DQ**

**Offers Over £212,000**

A one bedroom purpose built ground floor flat situated in this popular development located within walking distance of Hounslow West Tube, local shops, restaurants and other transport links. The accommodation comprises lounge, re-fitted modern kitchen, fully tiled shower room and one bedroom. Benefits include secondary glazed windows, electric heating, communal gardens and approximately 140 year lease.

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**Entrance Hallway**

Tiled flooring, cupboard housing hot water tank.

**Lounge**

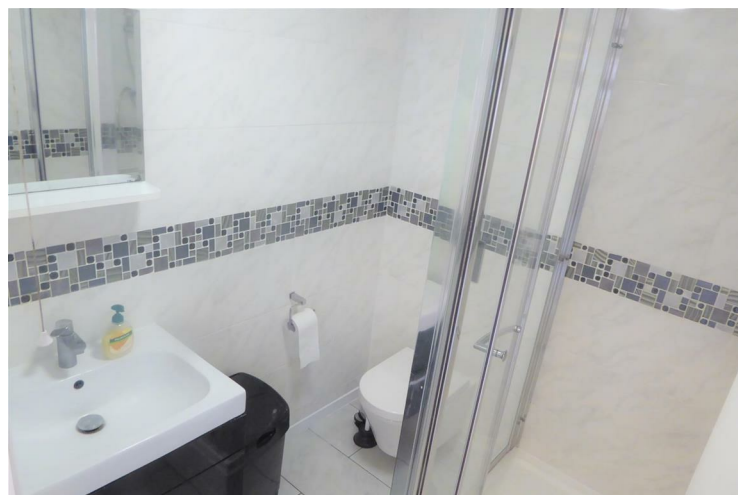
Secondary glazed window, electric heater, laminate flooring, storage cupboard.

**Kitchen**

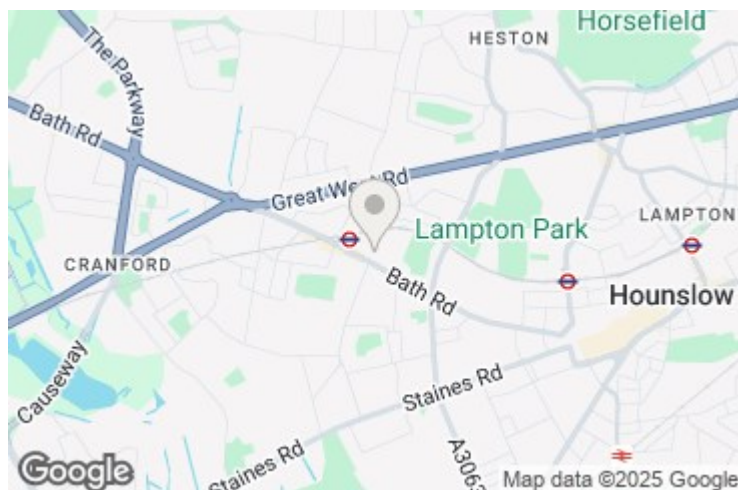
Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted unit, electric hob with oven below and extractor above, space for washing machine and fridge, power point, tiled flooring.

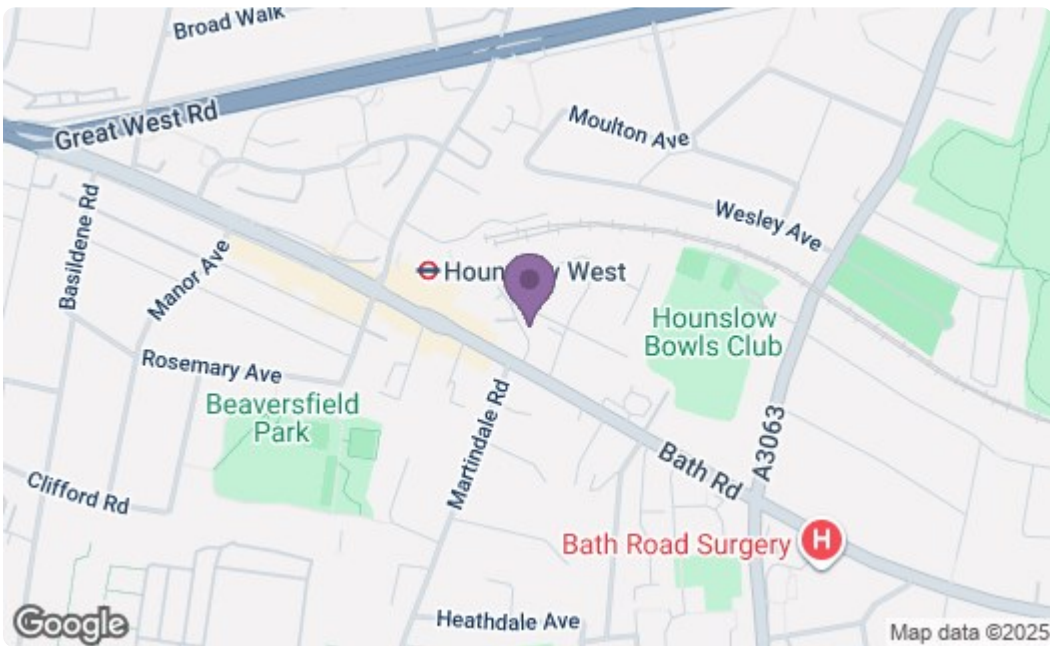
**Bedroom**

Secondary glazed window, over bed storage cupboards, laminate flooring, electric heater.

**Shower Room**

Tiled enclosed shower unit, wash and basin with vanity cupboard below, low level w.c, tiled walls and flooring, extractor fan.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	74
(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			
(39-54) E		53	62
(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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