



Clevedon Gardens, Cranford, TW5 9TS

£475,000

ANOTHER SALE BY STAMFORDS! A well presented three bedroom extended mid-terrace house situated in this sought after cul-de-sac location just off Bath Road with easy access to local shops, schools, Heathrow Airport and M4 motorway. The accommodation comprises entrance hallway with downstairs shower room and w/c, through lounge, extended kitchen/diner, kitchen with built-in "Neff" gas hob and recently installed "Neff" oven and grill. On the first floor three bedrooms with built-in wardrobes and modern family shower room. Benefits include UPVC double glazed windows, gas central heating, front garden with off street parking for at least two cars and rear garden. The property has been recently re-decorated throughout and an internal viewing is strongly recommended.

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Entrance Hallway

Radiator, laminate flooring, understairs storage cupboard, power point.

Shower Room

Tiled enclosed shower cubicle, low level w.c, wash hand basin, tiled flooring.

Through Lounge



Front aspect double glazed window, double radiator, laminate flooring, power point, further radiator, sliding patio door to garden.

Extended Kitchen/Diner



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

Dining Area



Double glazed double opening doors to rear garden, breakfast bar, wall mounted "Vaillant" combination boiler, space for American fridge/freezer.

First Floor Landing

Access to loft space, overstairs recess area.

Bedroom One

Front aspect double glazed window, radiator, built-in wall to wall wardrobes with mirror fronted sliding doors.

Bedroom Two

Rear aspect double glazed window, radiator, built-in wardrobes with over bed recess storage.

Bedroom Three

Front aspect double glazed window, radiator, built-in bed base with chest of drawers, wardrobe and over bed recess storage.

Family Shower Room

Tiled enclosed shower cubicle, low level w.c, wash hand basin with vanity unit below, tiled walls, tiled flooring, rear aspect double glazed frosted window, heated towel rail.

Outside

Rear Garden

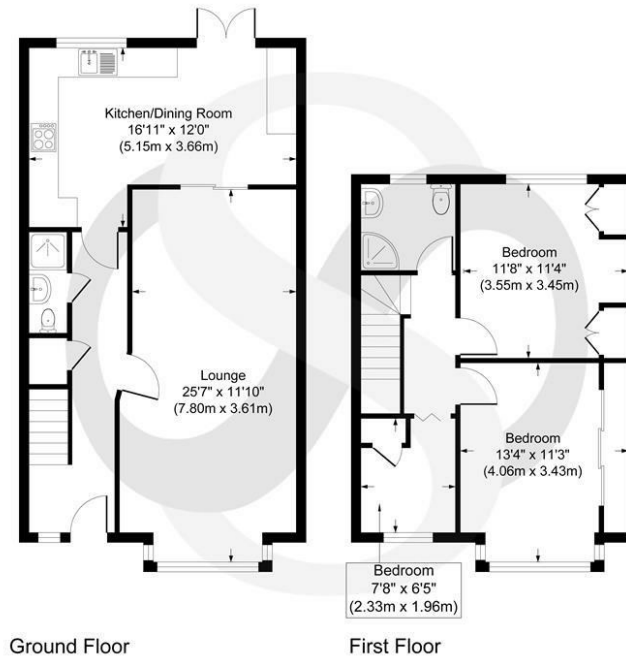
Paved patio area, paved pathway to further paved patio area, laid to lawn area, rear access.

Front

Driveway with hardstanding off street parking for two cars.



Clevedon Gardens, Hounslow TW5 9TS



Approx. Gross Internal Floor Area 1028 sq. ft / 95.49 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale
 Produced by www.truinteriorphoto.com



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 88 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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 | | | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
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