

71 Redfern Avenue, Hounslow, London TW4 5NA



Asking Price £259,950 Leasehold



A FIRST FLOOR MAISONETTE WITH TWO GOOD SIZE BEDROOMS OFFERED FOR SALE WITH VACANT POSSESSION AND NO ONWARD CHAIN. THE PROPERTY DOES REQUIRE UPDATING BUT HAS BEEN COMPETITIVELY PRICED. THERE IS A GARDEN TO THE REAR AND THE MAISONETTE IS IDEALLY LOCATED CLOSE TO HOUNSLOW TOWN CENTER AND STATIONS. LOCATED WITH THE BOROUGH OF RICHMOND.

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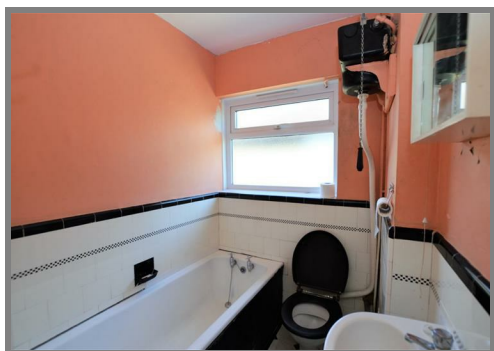
For Sale:

This first floor maisonette is sold with the benefit of no onward chain and a lease length of 121 years remaining. This is a great opportunity for the first time buyer and investor. It has its own garden to the rear and 2 decent size bedrooms. The property does need updating throughout but clearly has been priced competitively to attract an early sale.

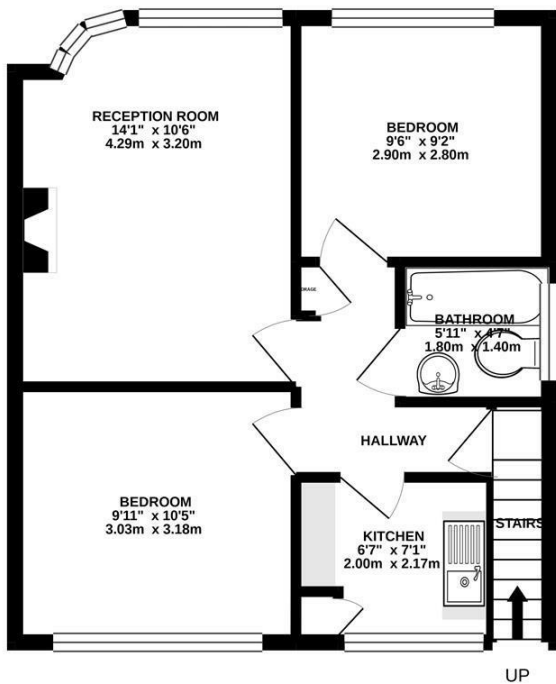
We strongly advise an early inspection which can be arranged by calling our office on 0208 894 2855.

Location:

Redfern avenue is a popular residential road located just off the Hanworth Road and is a no through road. Close by are Hounslow town center, main line and tube stations, as well as local schools and shops. Whitton town center and station are also a short drive away as well as access to the A316, M3 and M25. Heathrow airport is also close by.



GROUND FLOOR
438 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA - 438 sq ft. (40.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	79	England & Wales
		64	EU Directive 2002/91/EC

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.