

2 Dunleary Close, Hounslow, London TW4 5NL



Offers In The Region Of £350,000 Leasehold



THE SPACE OFFERED IN THIS LARGE 2 BEDROOM GROUND FLOOR MAISONETTE IS RARELY SEEN, ESPECIALLY AT THIS PRICE LEVEL AND WITH A HOME THAT HAS THE BENEFIT OF ITS OWN GARDEN. UPDATING IS REQUIRED AND AS THIS PROPERTY IS OFFERED FOR SALE WITH NO ONWARD CHAIN, A LONG LEASE AND WE EXPECT A STRONG LEVEL OF INTEREST.

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FOR SALE:

An impressive ground floor maisonette, with two large bedrooms and a spacious living room. The rooms are well proportioned throughout with direct access from the main bedroom to a private garden. The property does require updating throughout, but this is mainly decorative and cosmetic, there is a modern shower room and kitchen, with the heating being gas fired to radiators and the windows benefitting from double glazing.

OUTSIDE: There is a large front garden which is laid out for ease of maintenance as one can see from the front photograph. To the rear the maisonette has its own garden which is approx 27ft by 16ft again laid out for ease of maintenance and having a westerly aspect. There is also a garage in an adjacent block.

Lease length Approx 130 yrs remaining. Ground rent: Peppercorn

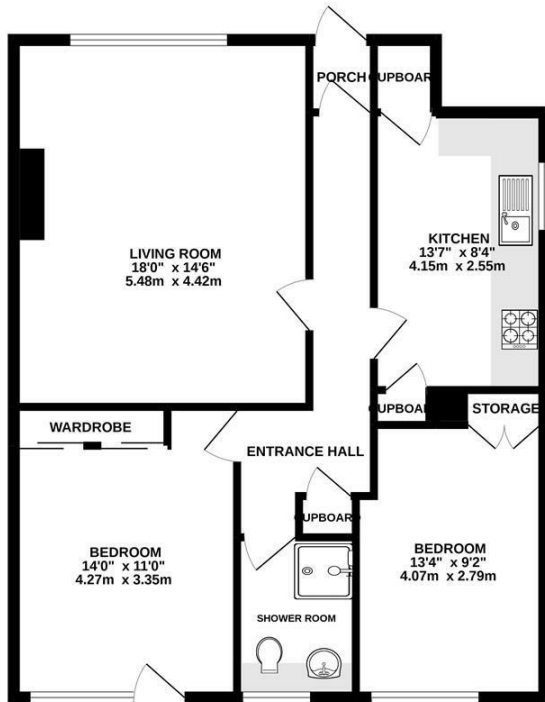
LOCATION:

Dunleary close is a little known cul-de-sac located towards the end of Heathside, just off the Hanworth Road. Hounslow. Whitton and Feltham are close by and the area is well served by bus routes to surrounding areas. Sports and leisure facilities Crane Park Nature reserve is within walking distance.

The A316 is a short drive away and provides good access to London and Richmond in one direction and the M25 and M3 in the other.



GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq ft. (75.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.