

**32a Argyle Avenue, Hounslow/Whitton Borders, TW3 2LF**



**Asking Price £350,000 Leasehold**



**A PARTICULARLY SPACIOUS, GROUND FLOOR PURPOSE BUILT MAISONETTE BUILT AROUND THE TURN OF THE CENTURY OFFERED FOR SALE IN EXCELLENT DECORATIVE CONDITION WITH MUCH CHARM, CHARACTER AND A PRIVATE REAR GARDEN. OFFERED FOR SALE WITH THE BENEFIT OF NO ONWARD CHAIN WITHIN 1/4 MILE OF HOUNSLOW STATION.**

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## FOR SALE:

The spacious, very well presented versatile accommodation can be arranged as two double bedrooms, both with feature fireplaces, living room, attractive fitted kitchen and large bath/shower room. Outside is the benefit of a good size private garden with side courtyard paved area which leads to a patio with brick barbeque and the rest of the garden is laid to lawn with timber shed. This delightful home retains much of its original period charm and is offered for sale with the benefit of no onward chain. There is also the added advantage of a long lease with 155 years remaining. There is no ground rent or maintenance charges to pay however there is a buildings insurance premium of approx £478 per annum.

## LOCATION

The property is ideally situated within 1/4 mile of Hounslow Station. Both Hounslow and Whitton town centres with their comprehensive shopping leisure and transport facilities are also close to hand as is Twickenham with its mainline station.



GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 645 sq.ft. (59.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(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	

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.