



### **Estridge Close, Hounslow, TW3 3RB**

**£290,000**

A two bedroom second floor split-level flat situated within walking distance to Hounslow town centre. Hounslow Central tube station, bus routes and schools are all within close proximity. The accommodation comprises kitchen/diner, lounge, two double bedrooms, bathroom and separate w/c. The property also benefits from double glazed windows, central heating and secure entry phone system.

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**Communal Entrance**

Entry phone system, stairs to second floor. Front door to...

**Entrance Hallway**

Entry phone system, radiator

**Kitchen/Diner**

Double drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, space for cooker, extractor fan, space for washing machine and fridge/freezer, tiled walls, wall mounted boiler, tiled flooring, double glazed windows, power points.

**Lounge**

Double glazed window, radiator, laminate flooring, power points.

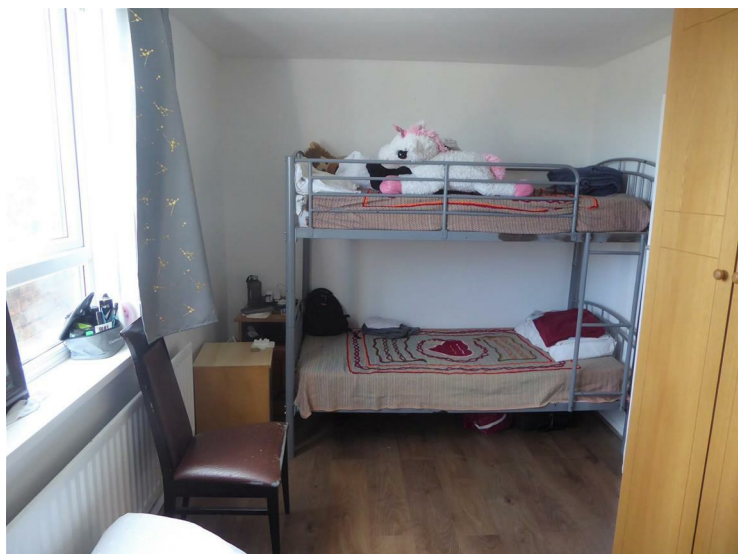
**Landing**

Doors to rooms.

**Bedroom One**

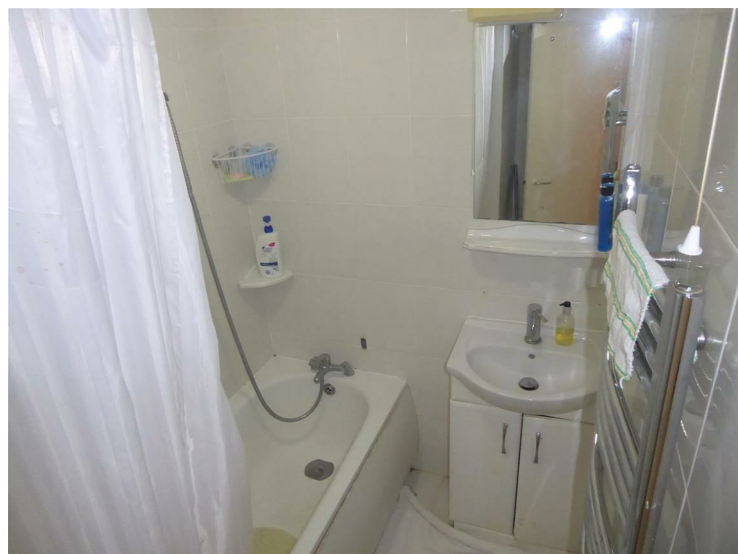
Front aspect double glazed window, radiator, laminate flooring, built-in cupboard.

### Bedroom Two



Rear aspect double glazed window, radiator, laminate flooring.

### Bathroom



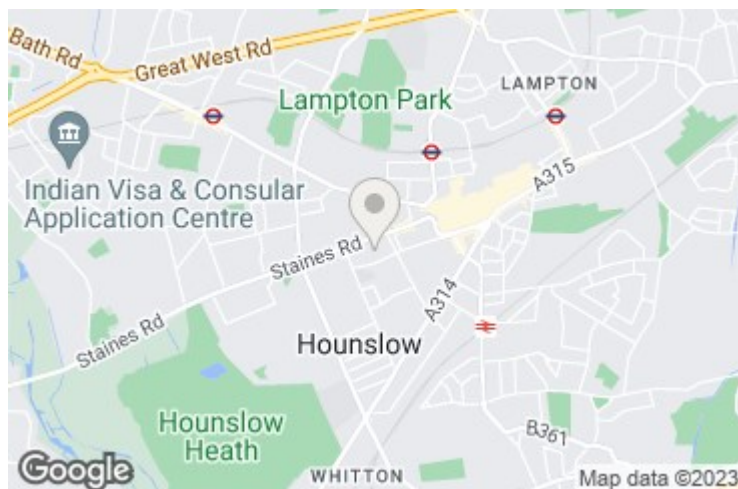
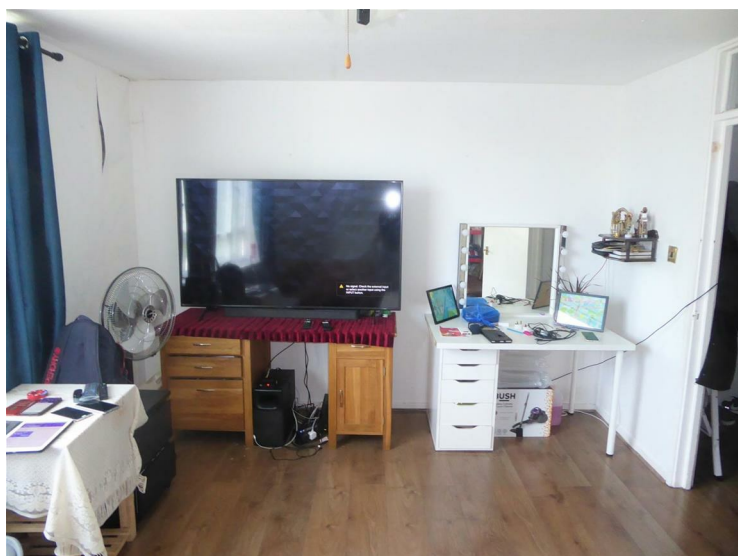
White suite comprising panel enclosed bath, wash hand basin with vanity unit below.

### Separate W/C

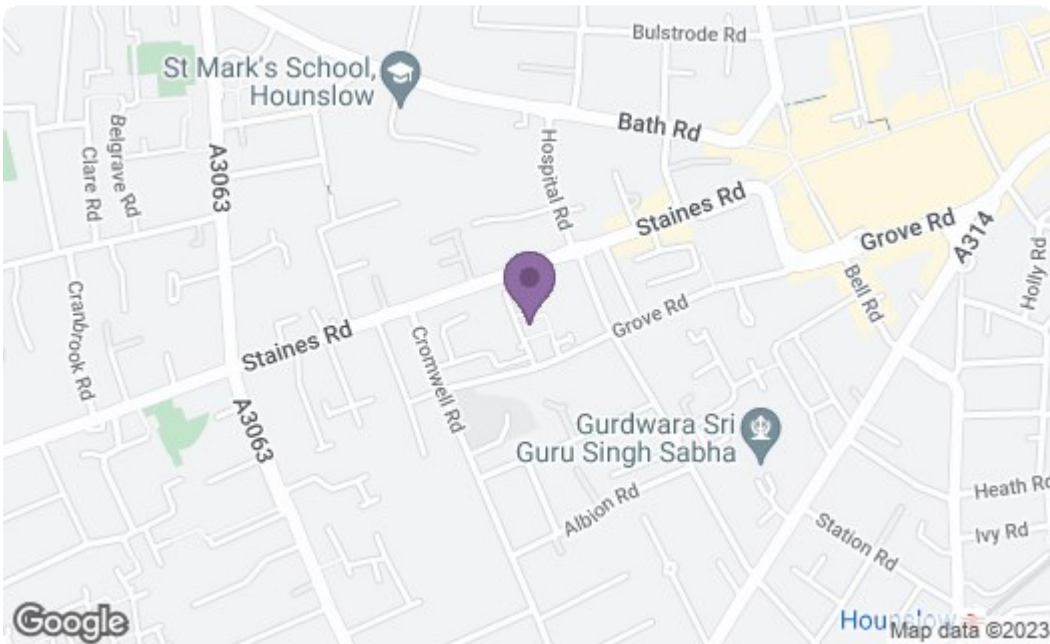
Low level w/c, tiled walls.

### Outside

Communal gardens and parking area.







| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  | 66                      | 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   |  |                         |           |
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| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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