



### **Cranston Close, Hounslow, TW3 3DQ**

**£230,000**

A one bedroom first floor purpose built flat situated in this ever popular development adjacent to Hounslow West Tube Station and within easy walking distance to local shops, restaurants and main bus routes. The accommodation comprises open plan kitchen/lounge, double bedroom and bathroom. The property benefits from electric heating, entry phone system, communal gardens and parking.

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**Communal Entrance**

Stairs to first floor.

**Entrance Hallway**

Storage with hot water system, entry phone system, carpet, doors to rooms.

**Lounge**

Front and side aspect secondary glazed window, electric heater carpet ,leading to...

**Kitchen**

Single drainer sink unit with cupboard below, further wall and floor units, plumbing and space for washing machine, space for fridge/freezer, vinyl flooring.

**Bedroom**

Front aspect secondary glazed window, fitted wardrobes, carpet.

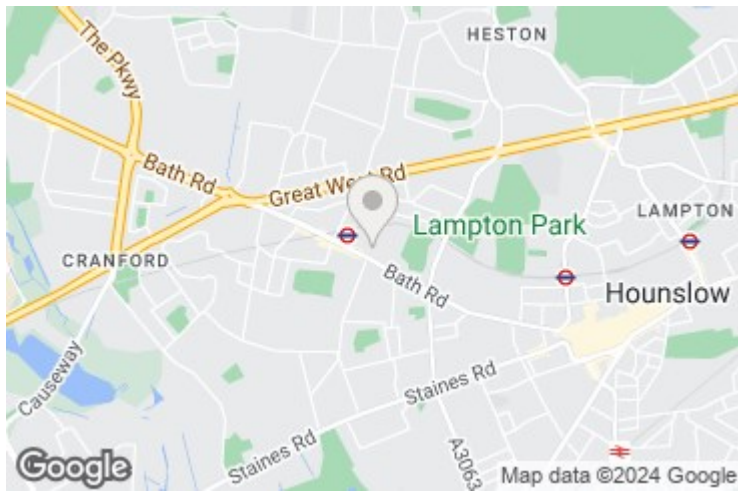
## Bathroom

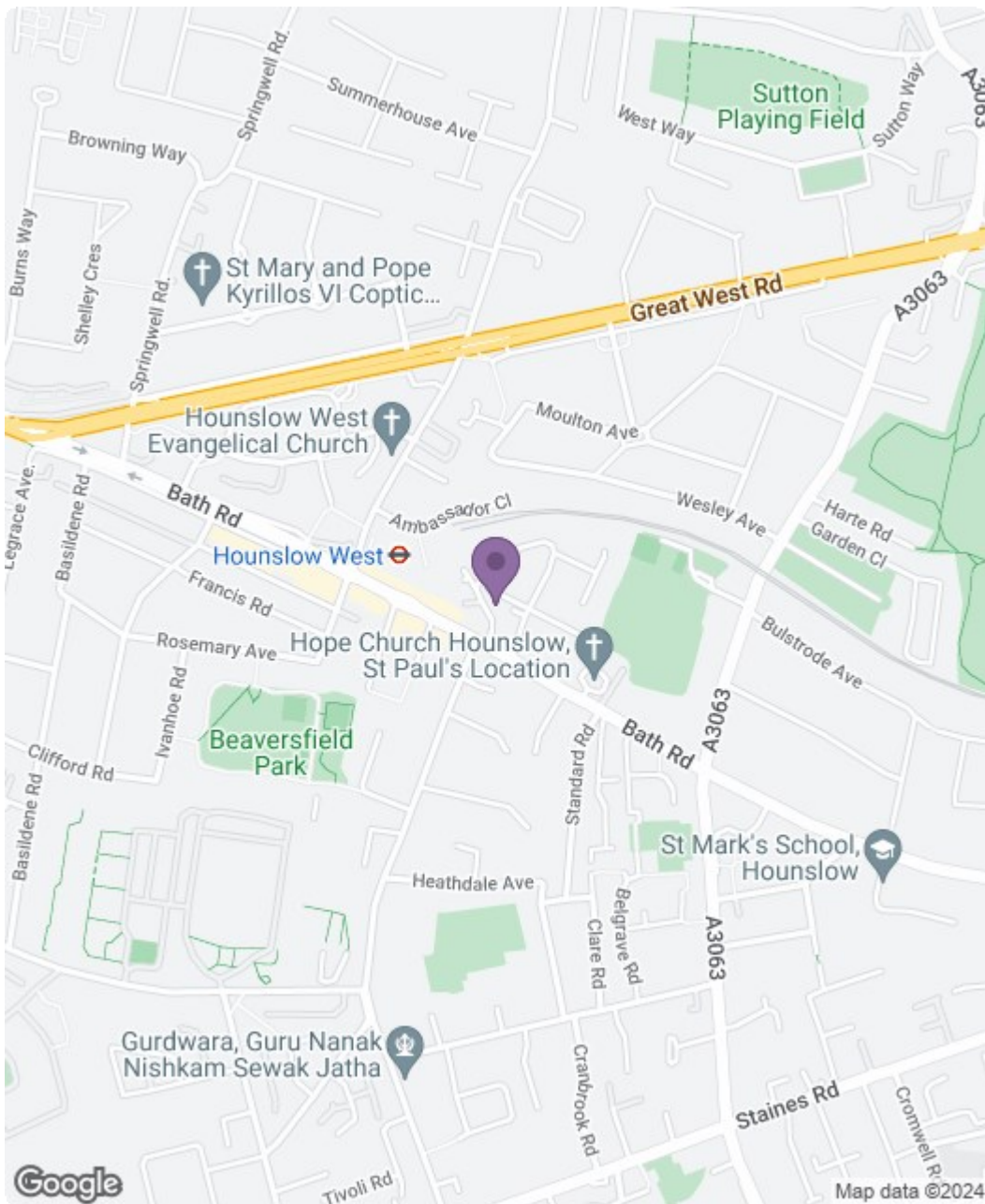




Panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low level w/c, vinyl flooring, extractor fan

## Outside

Allocated parking and communal gardens





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
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