



Martindale Road, Hounslow, TW4 7HG

Guide Price £300,000

A well presented first floor 2 bedroom two bedroom first floor maisonette situated in this popular location close to local school, shops within walking distance of Hounslow West tube station. The accommodation comprises lounge, kitchen/diner, two bedrooms and bathroom with separate w/c. Benefits include double glazed windows, gas central heating and private rear garden. The property also benefits from share of freehold and has potential for a loft conversion (stpp).

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Entrance Hallway

Stairs to first floor.

Landing

Radiator, storage cupboard, skylight window, access to loft.

Lounge



Front aspect double glazed bay window, radiator, coving, carpet.

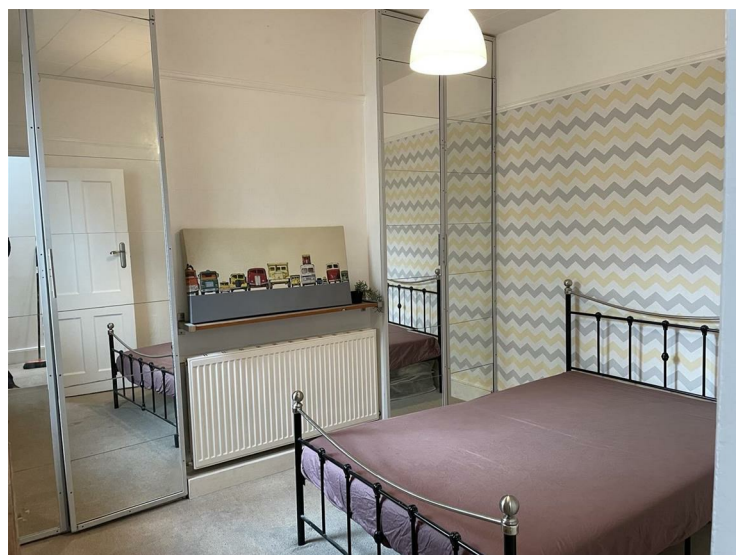
Kitchen/Diner



Range of wall and base units, single drainer sink unit with mixer taps, four ring gas hob with extractor above, part tiled walls, space for washing machine and fridge, vinyl flooring, rear and side aspect double glazed windows.



Bedroom One



Rear aspect double glazed window, radiator, fitted wardrobes, carpet.

Bedroom Two

Front aspect double glazed window, radiator, carpet.

Bathroom

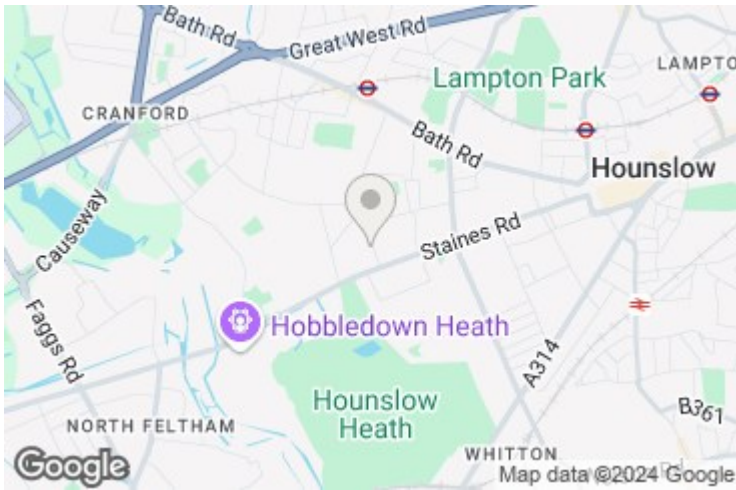
Panel enclosed bath with shower mixer, hand wash basin, part tiled walls, rear aspect double glazed window, stairs going down to rear garden. Door to...

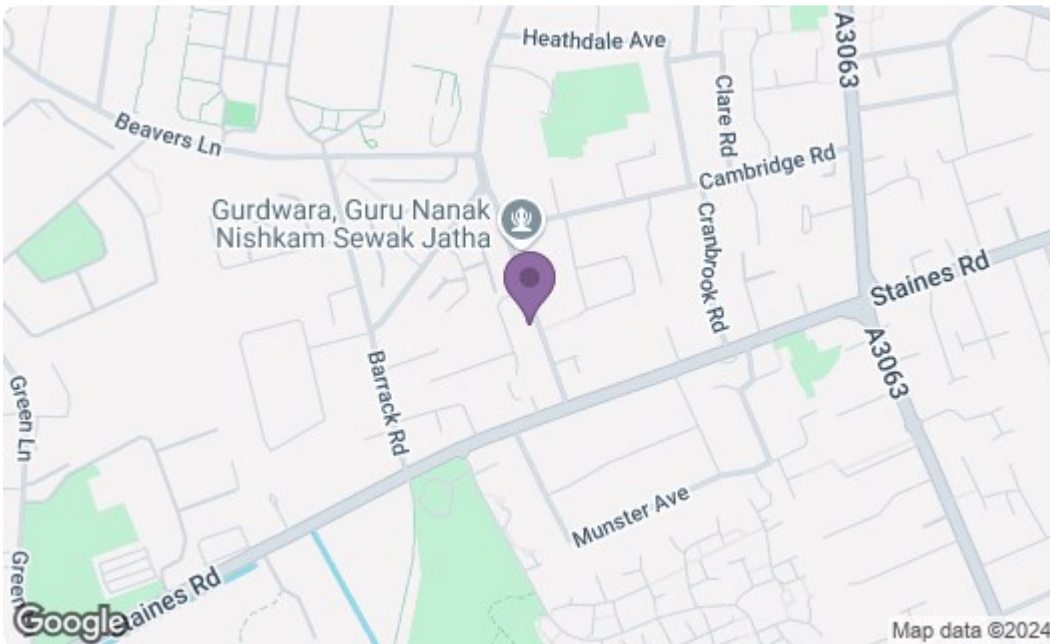
**W/C**



Low level w/c.

Outside**Rear Garden**

Patio area with gravel path and shrubs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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 	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	66
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

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