



### **Benham Gardens, Hounslow, TW4 5JZ**

**£585,000**

Situated in this quiet cul-de-sac residential location is this rarely available four bedroom family home offering bright and spacious accommodation. The accommodation comprises, on the ground floor, shower room/cloakroom, lounge and re-fitted modern kitchen/diner with built-in hob and oven, on the first floor two generous sized bedrooms and on the second floor two further bedrooms and a family bathroom. Outside rear gardens overlooking Orchard School playing field with brick built storage shed, to the front driveway providing off street parking. The property also benefits from double glazed windows and central heating.

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**Enclosed Entranch Porch**

Tiled flooring, front door to...

**Entrance Hallway**

Power point, laminate flooring, radiator, storage cupboard, stairs to first floor.

**Shower Room**

Tiled enclosed shower cubicle with wall mounted shower unit, pedestal wash hand basin, low level w/c, tiled walls and flooring, heated towel rail, cupboard housing meter, space for washing machine.

**Lounge**

Laminate flooring, power point, radiator, double glazed window, door to...

**Extended Re-Fitted Modern Kitchen**

Double drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in five ring hob and extractor hood above, built-in double oven, integrated microwave, integrated dishwasher, space for fridge/freezer, part tiled walls, skylight, rear aspect double glazed window, double glazed door to garden.



### **First Floor Landing**

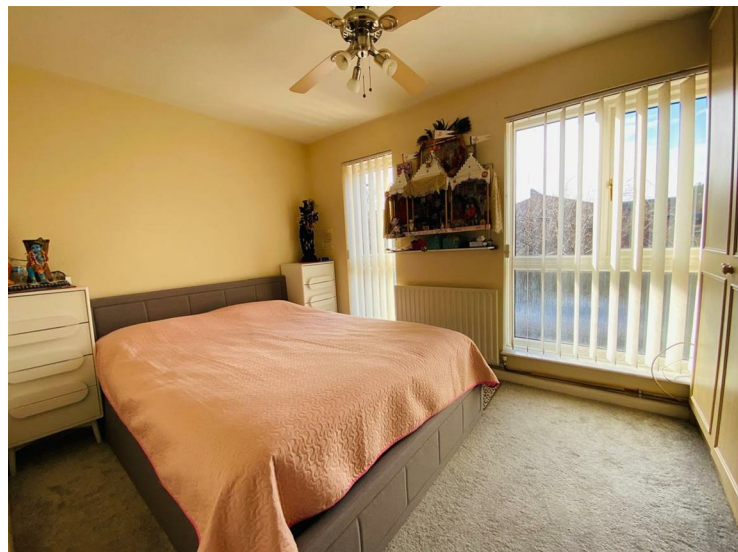
Doors to rooms and stairs to second floor.

### **Bedroom One**



Rear aspect double glazed window overlooking school playing fields, radiator, power point.

### **Bedroom Two**



Front aspect double glazed window, radiator, power point, built-in wardrobes.

### **Second Floor Landing**

Laminate flooring, built-in wardrobes, storage cupboard, further cupboard housing cylinder tank.

### **Bedroom Three**



Front aspect double glazed window, radiator, built-in wardrobe.

**Bedroom Four**



Rear aspect double glazed window, radiator, built-in wardrobe.

**Bathroom**



White suite comprising panel enclosed bath, pedestal wash hand basin, low level w/c, tiled walls.

**Outside**

**Rear Garden**



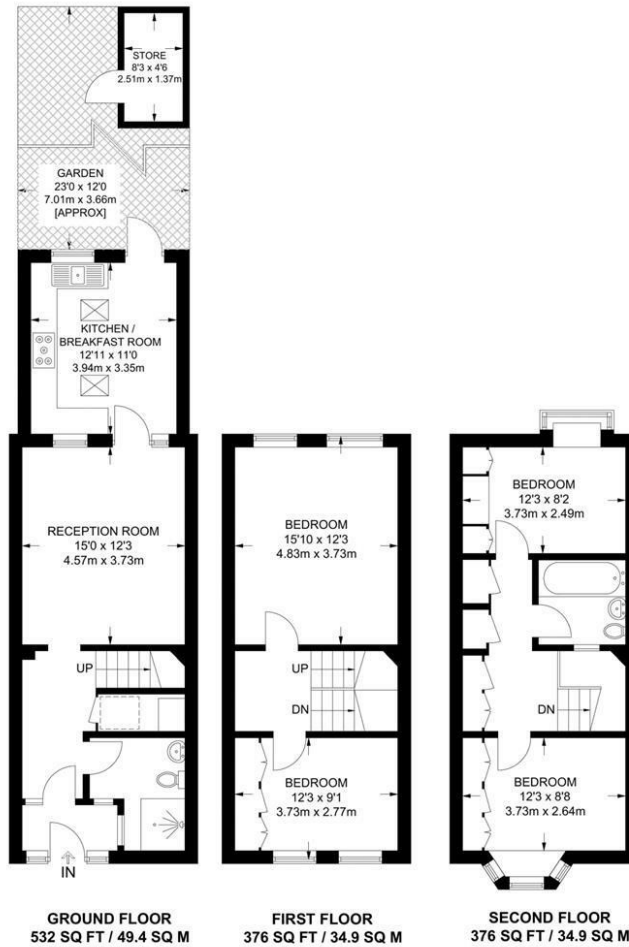
Overlooking school playing field, paved patio area with raised borders, brick storage shed with power and lighting.



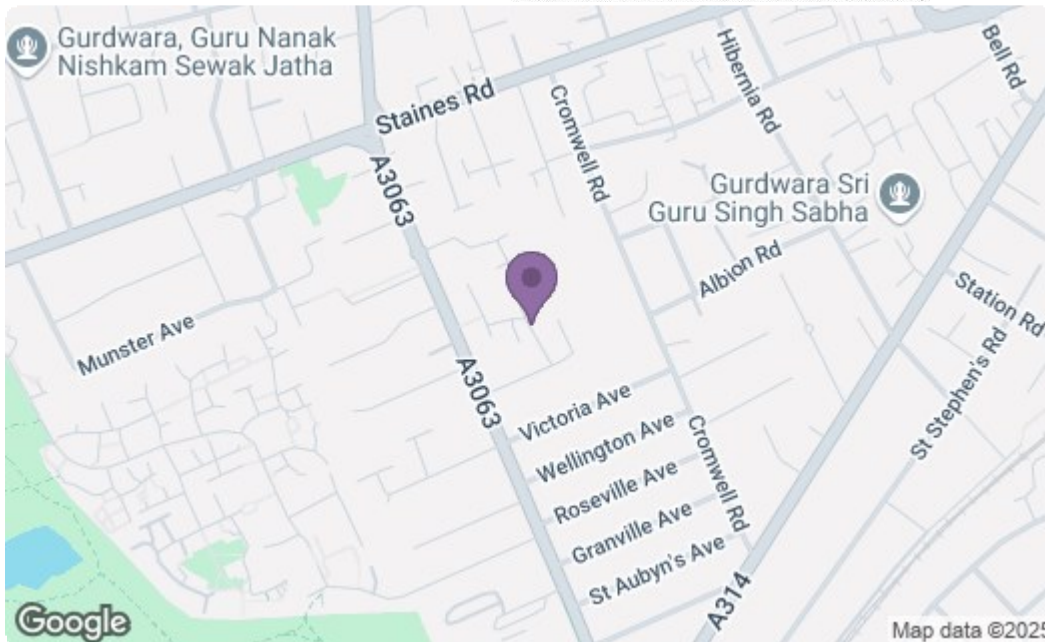
**Front**

Driveway providing off street parking.





This plan has been drawn for illustrative and identification purposes only.



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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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