



**Pears Road, Hounslow, TW3 1SQ**

**£275,000**

A two double bedroom purpose built second floor apartment situated within walking distance of Hounslow Town Centre, bus garage and Hounslow East Tube Station, local schools and bus routes are all within easy reach. The accommodation comprises a bright spacious lounge, two double bedrooms, kitchen, bathroom and separate w/c. The property also benefits from double glazed windows, central heating, entry phone system and is offered for sale with no onward chain!

A partner of  
**The Guild Of Professional Estate Agents**  
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075



### Communal Entrance

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

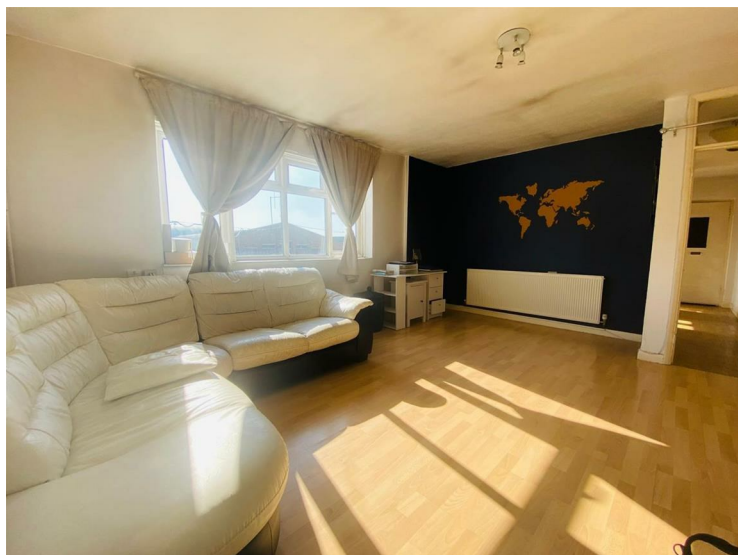
### Entrance Hallway

Entry phone system, radiator, doors to rooms.

### Lounge



Rear aspect double glazed window, power point, radiator, laminate flooring.



### Kitchen



1 1/2 bowls single drainer sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, space for fridge, freezer and washing machine, part tiled walls, wall mounted 'Worcester' boiler, rear aspect double glazed window.

### Bedroom One



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

## Bedroom Two



Front aspect double glazed window, power point.

## Bathroom



White suite comprising panel enclosed bath, pedestal wash hand basin, tiled walls, towel rail, double glazed window.

## Separate W/C



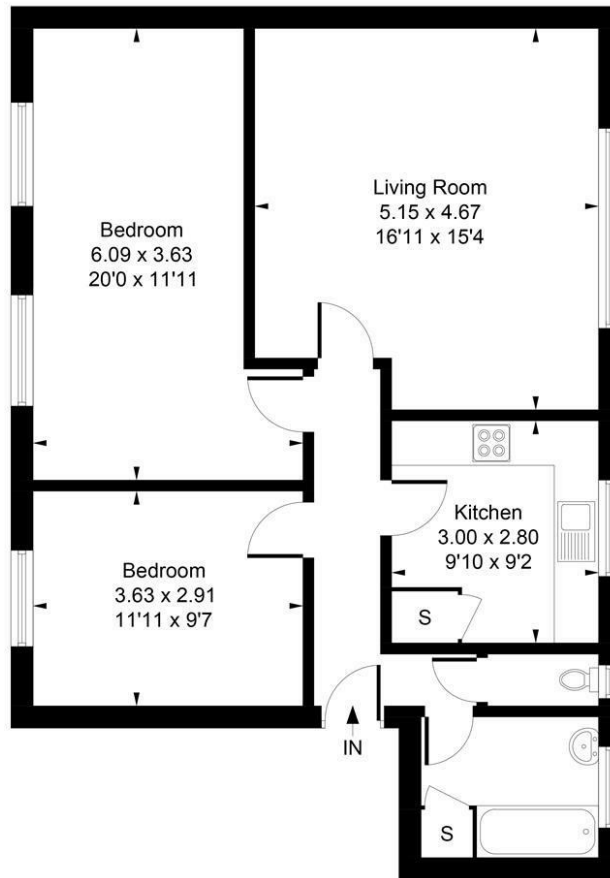
Low level w/c, double glazed window.



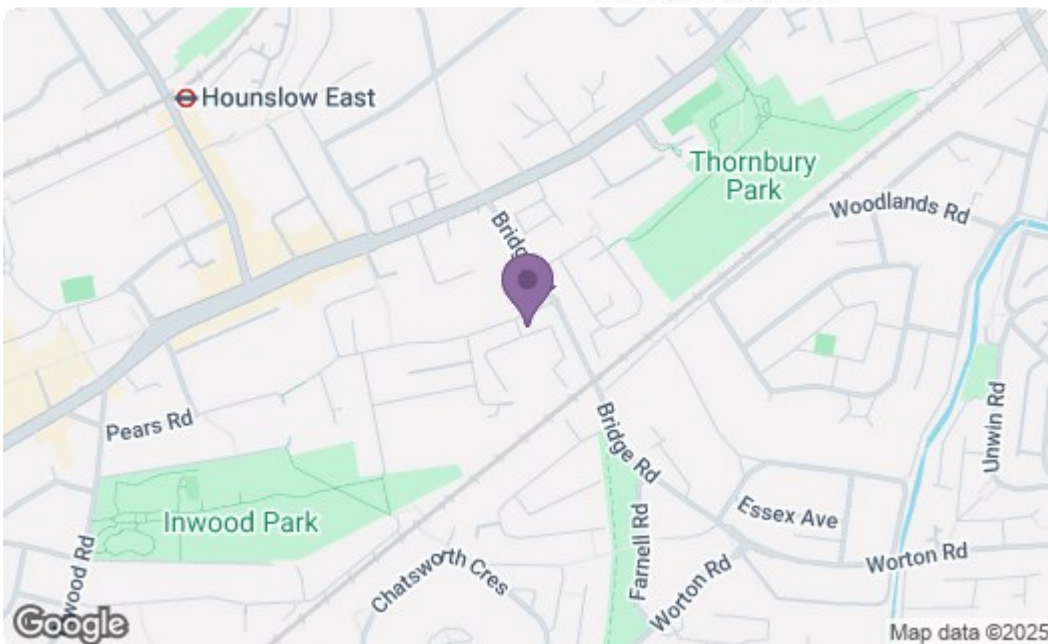


## Pears Road, Hounslow, TW3 1SQ

Approximate Gross Internal Area  
75.08 sq m / 808 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, 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.  
Produced by jcphtographystudio.com



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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

A partner of  
**The Guild Of Professional Estate Agents**  
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075