



### **Mauveine Gardens, Hounslow, TW3 3RX**

**£445,000**

A two bedroom end-of-terrace house situated in this popular residential location with access to Hounslow Town Centre, Hounslow Central Tube Station, local schools and further transport links. The accommodation comprises, on the ground floor, lounge, kitchen and cloakroom/w.c, on the first floor two bedrooms and bathroom. Benefits include double glazed windows, central heating, rear garden and off street parking.

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## Entrance Hallway

Radiator, stairs to first floor

## Lounge



Rear aspect double glazed window, patio doors to garden, radiator.



## Kitchen



Single drainer stainless steel sink unit with mixer tap, further wall and floor mounted units, hob with extractor above and oven below, space for washing machine and fridge, tiled walls and vinyl flooring, front aspect double glazed window.

## First Floor Landing

Access to loft, doors to rooms.

## Bedroom One



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

## Bedroom Two



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

## Bathroom



Panel enclosed bath with wall mounted shower unit, pedestal wash hand basin, low level w/c, wall mounted cupboard,, radiator, rear aspect frosted window.

## Outside

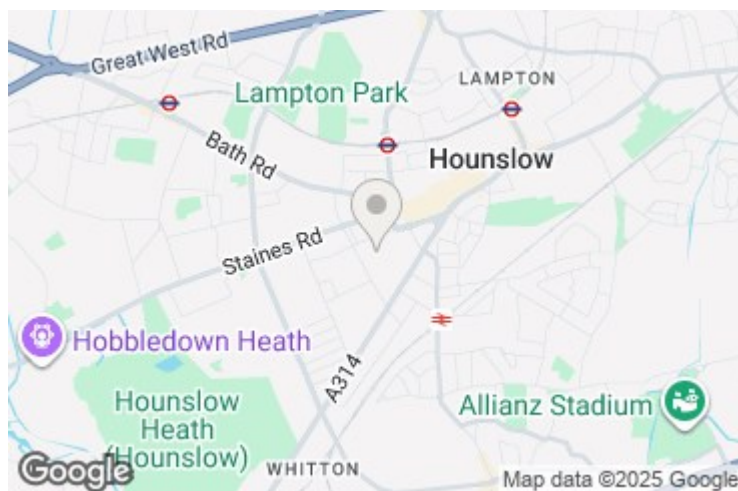
## Rear Garden

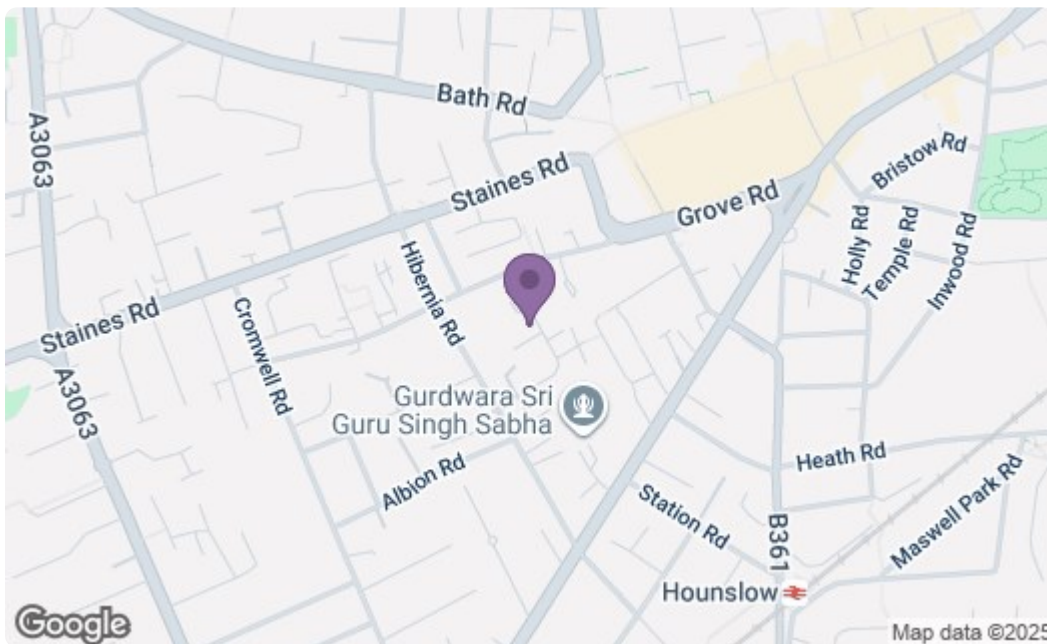


Laid to lawn.

## Front

Off street parking for one car.





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         | 89        |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                | 75      |           |
| (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>                                                |         |           |
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