



## **Springwell Court, Springwell Road, Hounslow, TW4 7RJ**

**£299,950**

A two bedroom purpose built ground floor garden flat situated just off Bath Road with access to Hounslow West shopping centre and Hounslow West tube station, Heathrow Airport, A4 to London, M4 Motorway and bus routes are all close by. The accommodation comprises lounge with direct garden access, kitchen, two generous size bedrooms and bathroom. The property benefits from double glazed windows, central heating and is offered for sale with No Onward Chain!

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### Communal Entrance

Front door to...

### Entrance Hallway

Laminate flooring, storage cupboard, doors to rooms.

### Lounge



Double glazed door to garden, radiator, laminate flooring, power point.

### Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven, space for washing machine and fridge, wall mounted boiler, front aspect window.

### Bedroom One



Rear aspect double glazed window, radiator, laminate flooring.

### Bedroom Two



Rear aspect double glazed window, radiator, laminate flooring.

## Bathroom

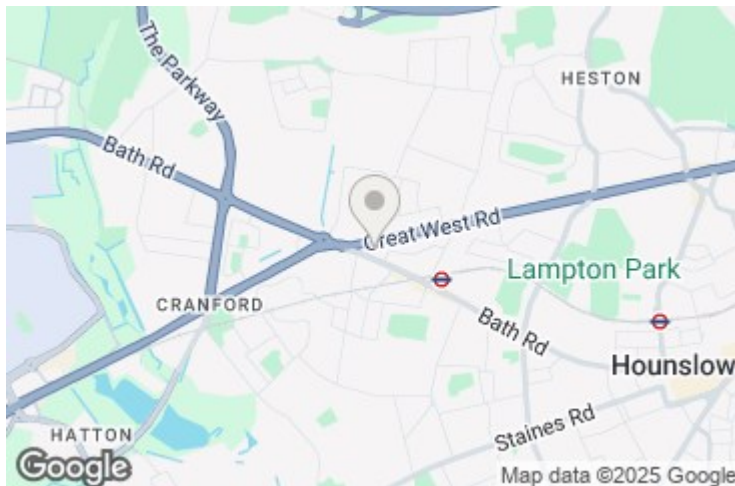


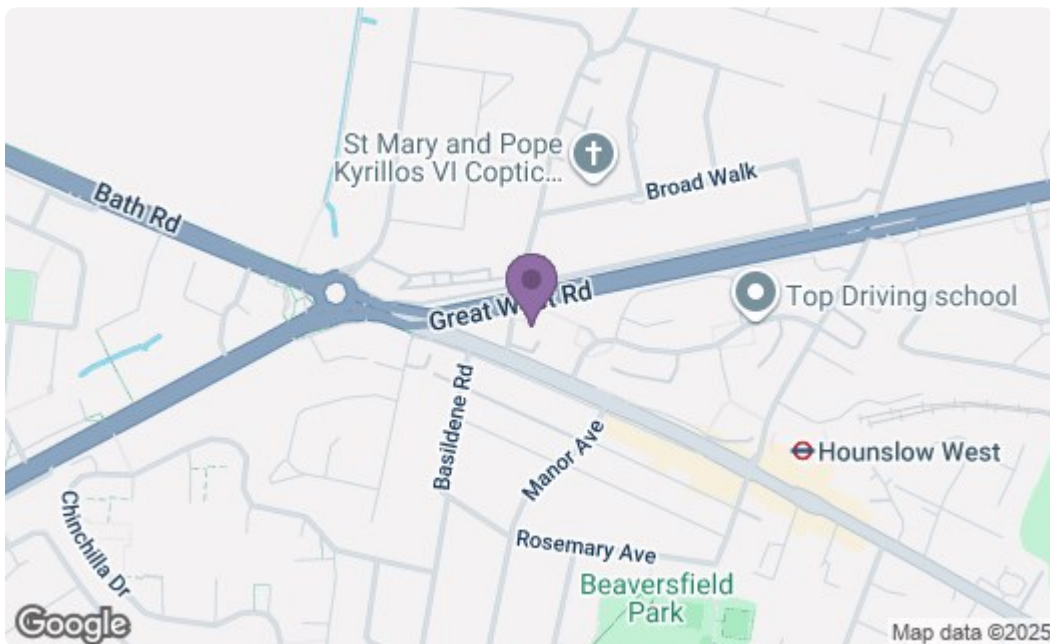
Enclosed bath, wash hand basin, low level w/c, tiled walls and flooring, double glazed window.

## Outside



Mainly laid to lawn area with shrub borders.





| 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>                                                |         |           |
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