



### **Kingsley Road, Hounslow, TW3 1QA**

**£250,000**

Situated on Kingsley Road, Hounslow East is this one double bedroom ground floor garden flat within walking distance of Hounslow East tube station, local shops, bus garage and Hounslow shopping centre. The accommodation comprises lounge, bedroom, kitchen and bathroom, outside a private rear garden. The property also benefits from double glazed windows and central heating. An ideal first time purchase or investment property.

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## Communal Entrance

Front door to...

## Lounge



Radiator, laminate flooring, through to...



## Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of floor wall mounted units, built-in hob and oven, part tiled walls, wall mounted boiler, space for washing machine, double glazed door to garden.

## Bedroom



Front aspect double glazed window, laminate flooring.

## Bathroom



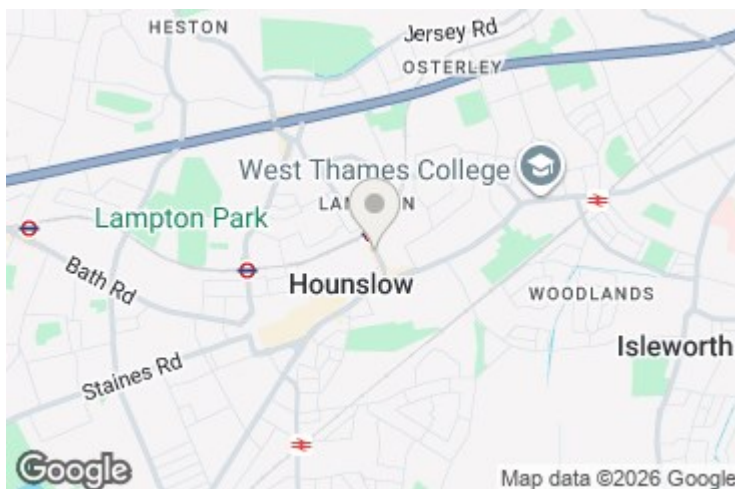
White suite comprising panel enclosed bath, wash hand basin, low level w/c, part tiled walls, heated towel rail.

## Outside

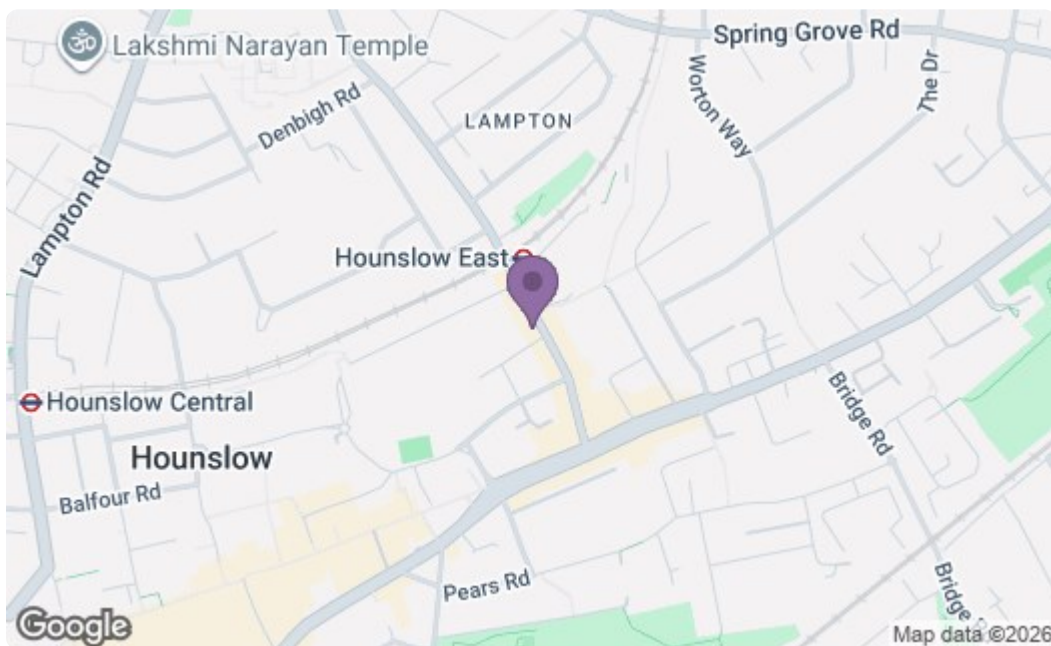
### Rear Garden



Raised concrete area, rest laid to lawn and patio area.







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		
	68	
<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>		
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