



**Byron Avenue, Cranford, TW4 6LX**  
**Guide Price £685,000**

**DBK**  
ESTATE AGENTS



This well-maintained and contemporary double-fronted end-of-terrace residence boasts approximately 1,481 sq.ft. of living space. Currently featuring four bedrooms, including a master bedroom with an ensuite, a spacious through lounge, a stylish extended kitchen seamlessly integrated with a family room, and a modern family bathroom suite.

Enhancing the appeal of this property is a rear garden perfect for outdoor gatherings, a sizable front garden with off-street parking, and a detached garage. The potential for further expansion exists, subject to obtaining planning permission.

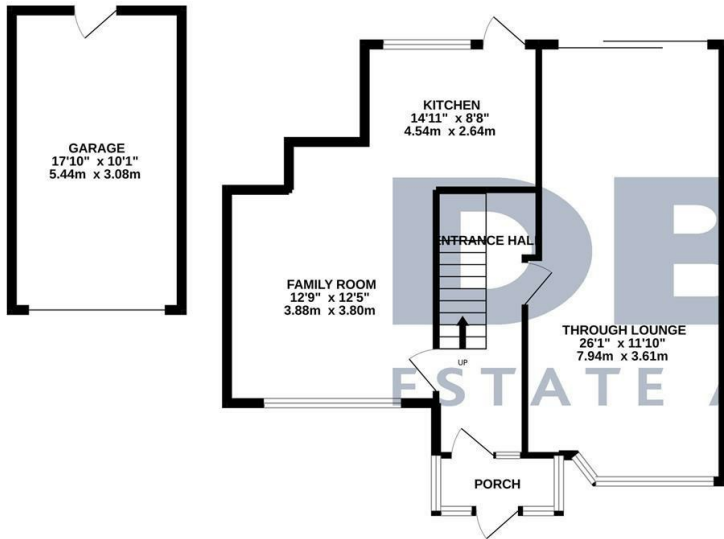
Conveniently located just a stone's throw away from major routes such as the M4, A4, A30, and A312, this property offers easy access to neighboring towns and The City. Additionally, London Heathrow Airport, Hatton Cross, and Hounslow West Underground Stations are all within a mile, making it an ideal location for commuters. Reputable schools and local amenities are conveniently located right at your doorstep.

## Key Features

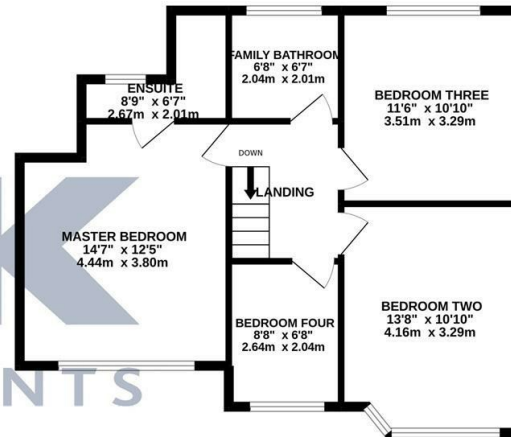
- **Double Fronted Extended End of Terrace**
  - Circa 1,481 Sq.Ft
- **Four Bedrooms (Master with Ensuite)**
  - Through Lounge
- **Extended Kitchen/ Family Room**
  - Chic Family Bathroom Suite
- **Rear Garden with Side Gated Access**
- **Front Garden with Off Street Parking**
  - Detached Garage
- **Modern Interior + Well Maintained Throughout**



GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.

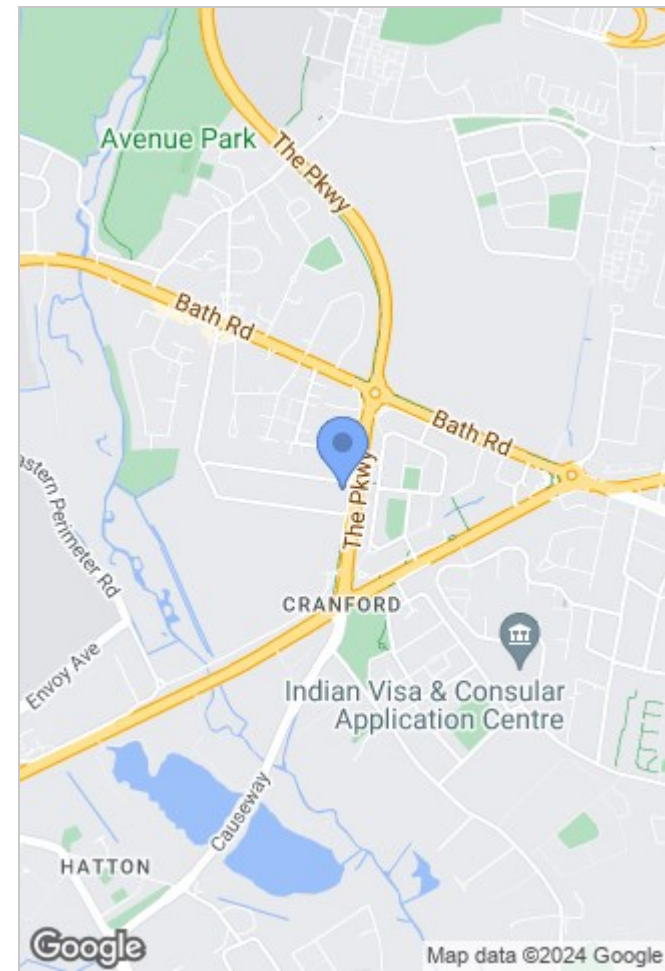


1ST FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	