



**Staines Road, Hounslow, TW4 5DL**



## **Welcome to Staines Road, Hounslow**

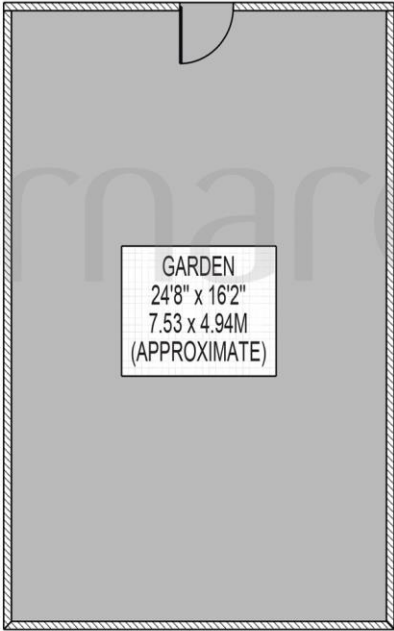
Introducing a spacious two bedroom first floor maisonette on Staines Road, Hounslow. This inviting residence boasts a generous living area seamlessly connected to a well-appointed kitchen. Enjoy the convenience of garden access through the kitchen's back door. The property also offers an opportunity to purchase a residents parking permit from the council directly outside the property.

Located on Staines Road, Hounslow. This property is within walking distance to bus stops taking you to and from Feltham and Hounslow town. You can also enjoy being a short walk away from Hounslow Heath which provides plenty of space to green space for all your outdoor needs.



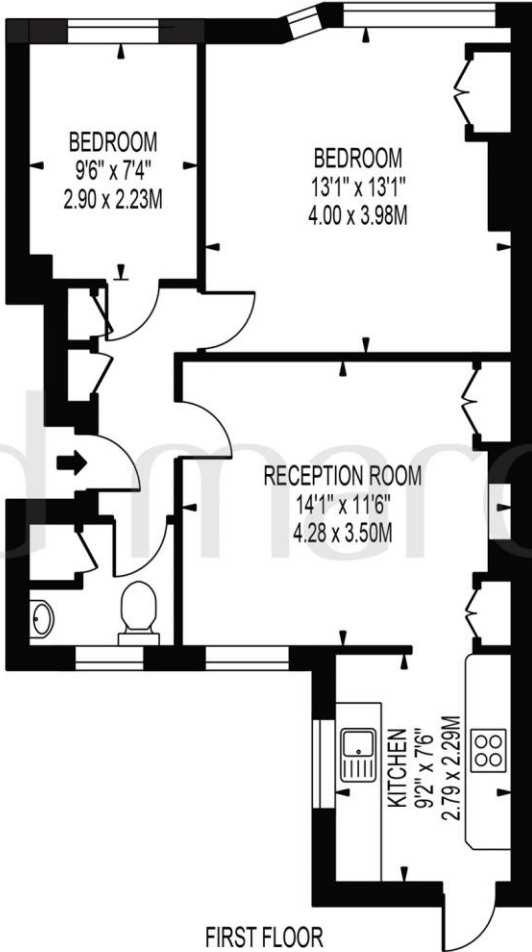
# STAINES ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 556 SQ FT - 51.64 SQ M



GARDEN  
24'8" x 16'2"  
7.53 x 4.94M  
(APPROXIMATE)

GROUND FLOOR



BEDROOM  
9'6" x 7'4"  
2.90 x 2.23M

BEDROOM  
13'1" x 13'1"  
4.00 x 3.98M

RECEPTION ROOM  
14'1" x 11'6"  
4.28 x 3.50M

KITCHEN  
9'2" x 7'6"  
2.79 x 2.29M

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

## Welcome to

### Staines Road, Hounslow

- TWO BEDROOM APARTMENT
- FIRST FLOOR MAISONETTE
- RECEPTION ROOM
- REAR GARDEN
- PARKING PERMITS AVAILABLE TO BUY FROM THE COUNCIL
- CLOSE TO LOCAL AMENITIES
- CLOSE TO LOCAL TRANSPORT LINKS
- PLENTY OF STORAGE

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Offers in excess of

## £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL111615](https://www.barnardmarcus.co.uk/Property/FEL111615)



Property Ref:  
FEL111615 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 8890 4037**



[Feltham@barnardmarcus.co.uk](mailto:Feltham@barnardmarcus.co.uk)



4 Parkfield Parade, High Street,, FELTHAM,  
Middlesex, TW13 4HJ



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**