



## The Avenue

Cranford, Hounslow, TW5 9RA

Asking Price £699,999



Conveniently located within easy access to the M4 and Heathrow Airport is this large four bedroom detached family home with lots of potential. Spread over two floors, the ground floor offers a double reception/ dining room, a fully integrated kitchen/ breakfast room with utility space and a study room which can be utilised as a fifth bedroom. The ground floor also consists of a garden room which leads to a private rear garden with side access on either side. On the first floor is four double bedrooms, one with an ensuite, and a family bathroom. The property further benefits from off-road parking.

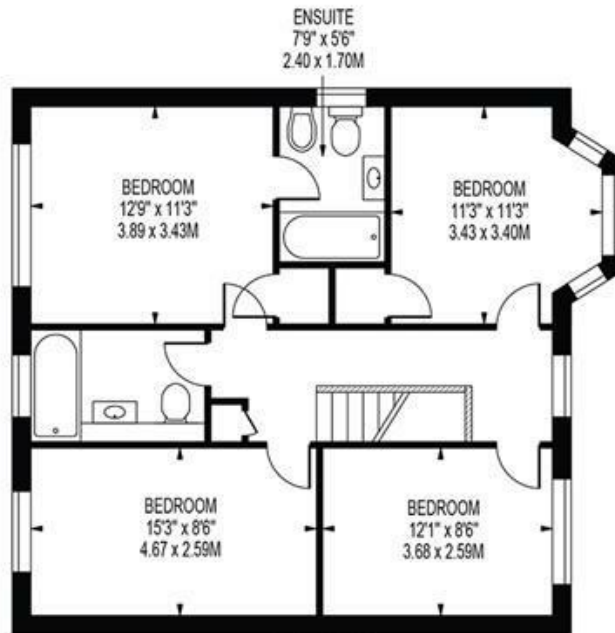
The Avenue is within very close proximity to popular local schools and Avenue Park which provides a flourishing open green space. Just over a mile away is Hounslow West and Hatton Cross Station. An ideal property for upsizing and suitable for investors. Viewings are highly recommended.



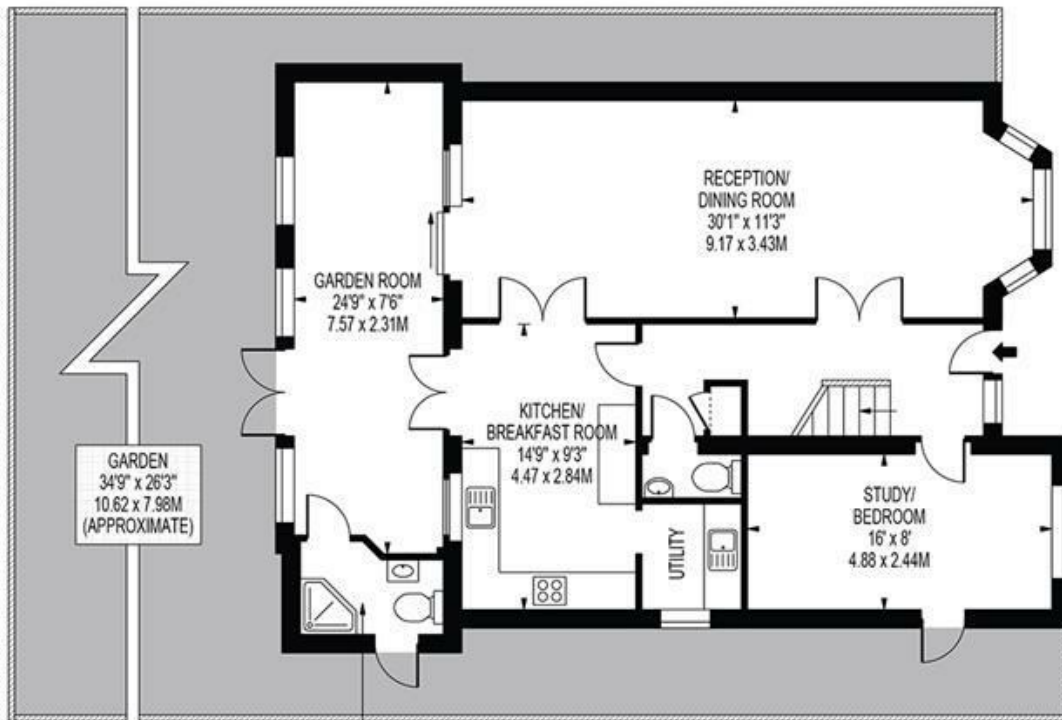


# THE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1803 SQ FT - 167.50 SQ M



FIRST FLOOR



BATHROOM  
7'3" x 5'  
2.20 x 1.50M

GROUND 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.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.