

# HUNTERS®

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## Royston Close

Cranford, Hounslow, TW5 9TE

Asking Price £625,000



Hunters are pleased to offer to the market this four bedroom, link-detached family home situated down a quiet residential cul-de-sac. The property provides generous living space, with the ground floor comprising of a spacious reception room and a separate fully fitted kitchen. To the first floor, you will find two double bedrooms, a single bedroom and a family bathroom. A studio apartment is accessible from the front of the property with it's own separate entrance. The property further benefits from a private rear garden and off-road parking.

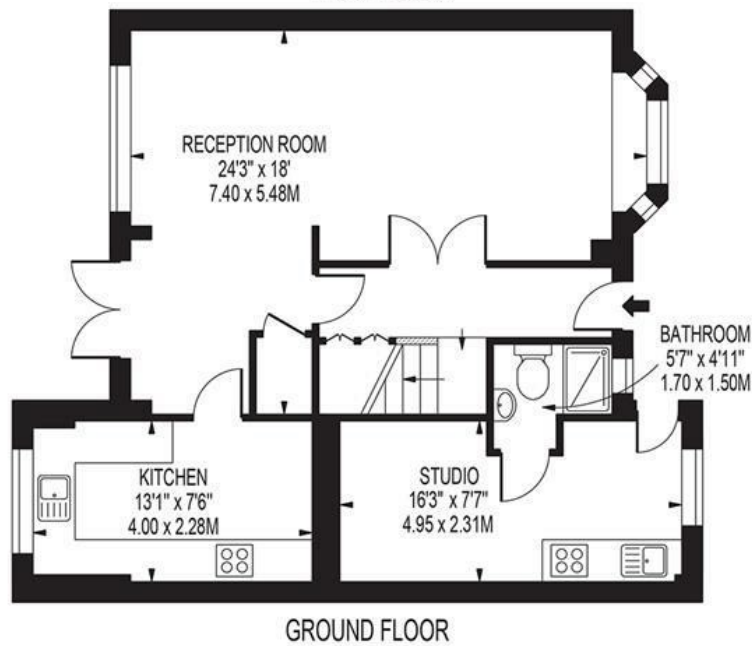
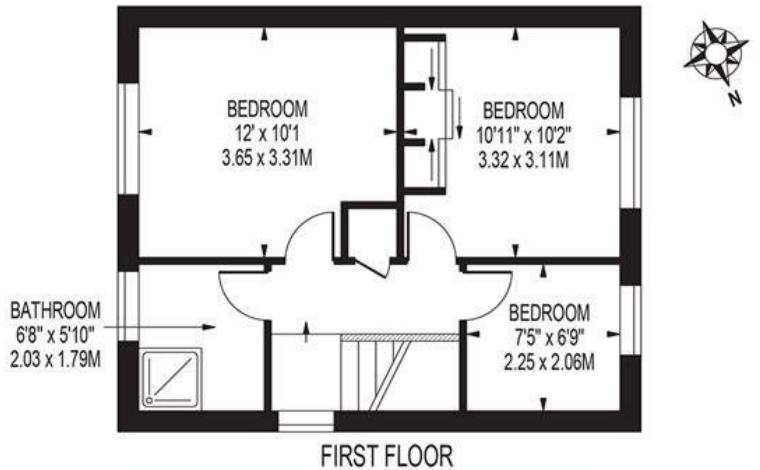
Royston Close is within close proximity to local amenities, Hatton Cross and Hounslow West Underground Station. Local schools include Cranford Community College, Cranford Primary School and Cranford Infant and Nursery School. Motorist can benefit from easy access to A4/M4, M25 and M3. Viewings are highly recommended.



# ROYSTON CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 918 SQ FT - 85.31 SQ M  
(EXCLUDING STUDIO)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STUDIO: 144 SQ FT - 13.37 SQ M

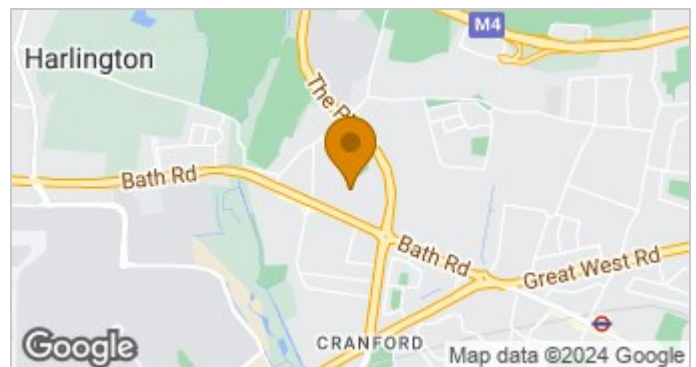


FOR ILLUSTRATION PURPOSES ONLY

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>64</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			<b>83</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 environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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.