



High Street, Cranford, TW5 9RN
Guide Price £349,950

DBK
ESTATE AGENTS



High Street, Cranford, TW5 9RN Guide Price £349,950

This well-presented first-floor maisonette offers a blend of modern living and future potential, with Approved Planning Permission for a loft conversion.

The property features two spacious bedrooms, a large reception room and the kitchen is equipped with integrated appliances and stylish granite worktops. The family bathroom boasts a luxurious Jacuzzi tub, offering a touch of indulgence. In addition to the generous living space, the property benefits from a loft area, ideal for storage.

Outside, you'll find a private rear garden, perfect for outdoor relaxation and a front garden with off-street parking for added convenience. The property also offers additional storage options and comes with a lease of approximately 96 years remaining.

Situated a stones throw away from the M4, A4, A30 and A312 the property is ideally sited with ease of access to all neighbouring towns and The City. In addition, London Heathrow Airport, Hatton Cross and Hounslow West Underground Stations can be found less than a mile away for those commuting to work amongst reputable schools and local amenities on your door step.

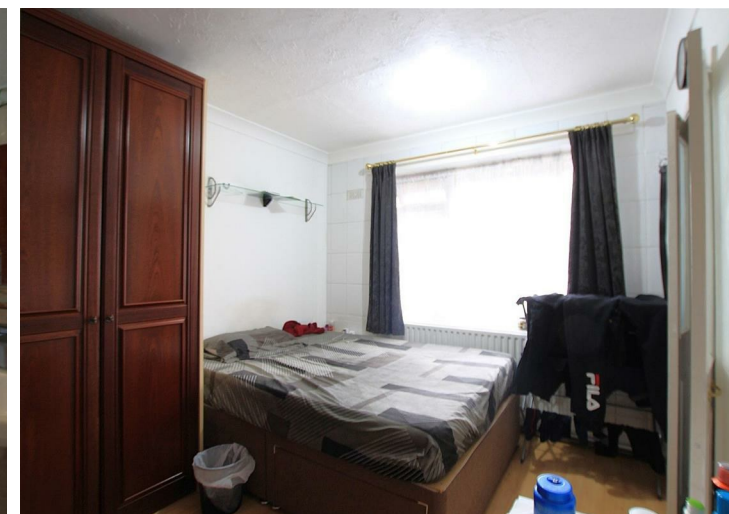
Key Features

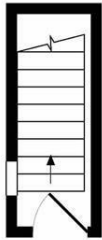
- First Floor Maisonette with Approved Planning Permission for Loft Conversion
 - Two Bedrooms
 - Large Reception Room
- Kitchen with Integrated Appliances + Granite Worktops
- Family Bathroom with Jacuzzi Tub
 - Loft Space for Storage
 - Private Rear Garden
- Front Garden with Off Street Parking
 - 96 Years Lease Remaining
 - Additional Storage Available



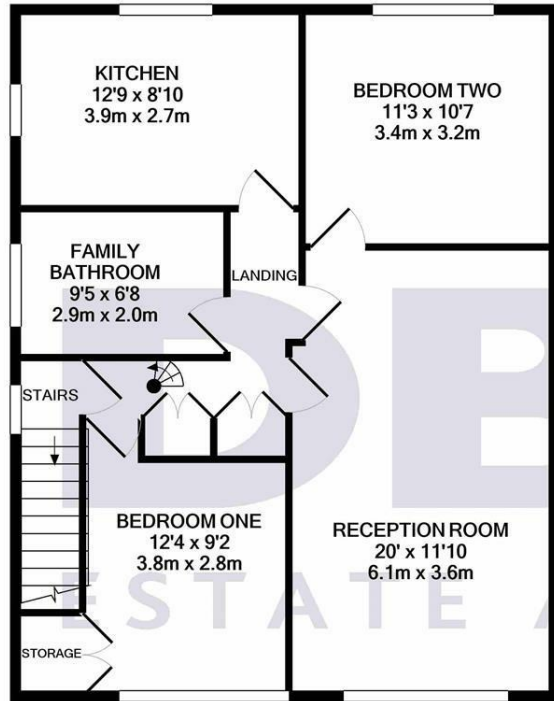
Lease
96 years remaining

Ground Rent
£20.00 per annum

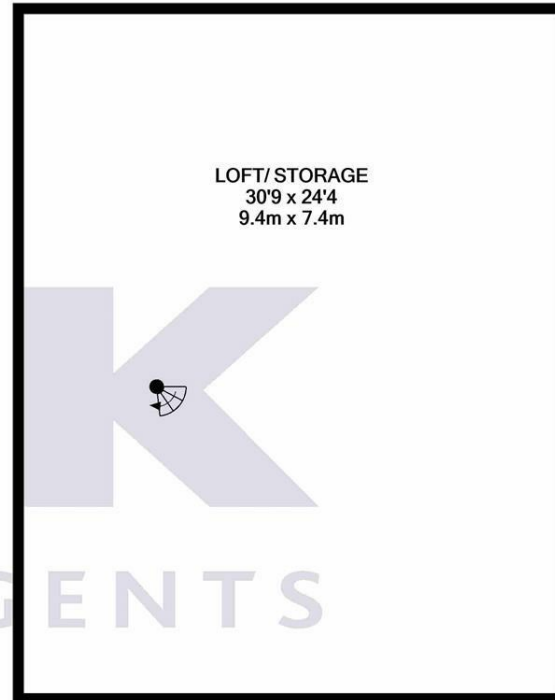




GROUND FLOOR
APPROX. FLOOR
AREA 38 SQ.FT.
(3.5 SQ.M.)



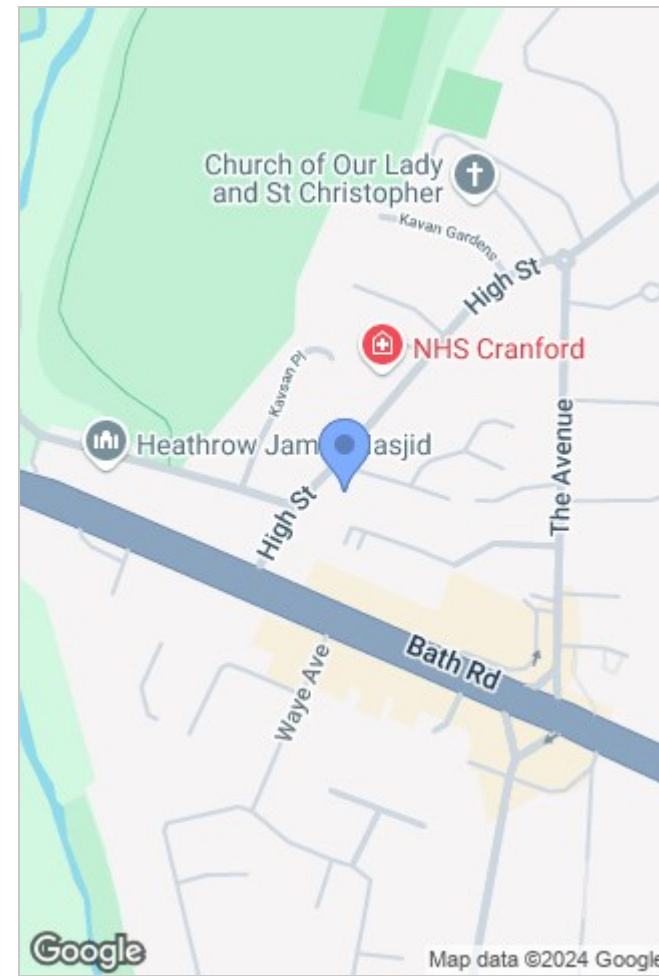
1ST FLOOR
APPROX. FLOOR
AREA 733 SQ.FT.
(68.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 747 SQ.FT.
(69.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1517 SQ.FT. (140.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	
		71	78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	