



barnard marcus

**Garrison Close, Hounslow TW4 5EZ**



**welcome to**

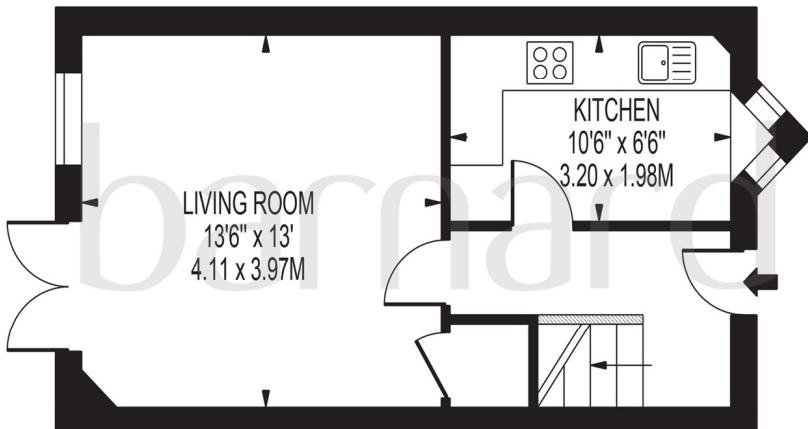
## **Garrison Close, Hounslow**

To be sold CHAIN FREE, this is a fantastic opportunity to acquire this two-bedroom end-terraced house situated in a desirable residential cul-de-sac in Hounslow.

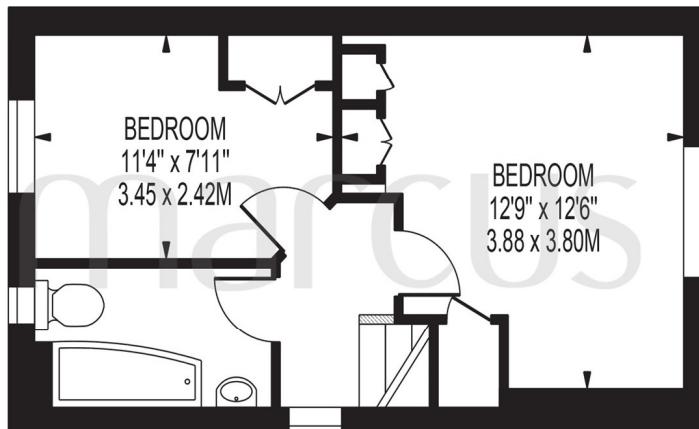


# GARRISON CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 633 SQ FT - 58.81 SQ M



GROUND FLOOR



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.

This is a fantastic first-time purchase opportunity or an ideal investment for those looking for a well presented two bedroom house. The property conveniently situated in a prime location close to amenities and transport links.

Internally, the property comprises of an entrance hallway, reception room, kitchen, two double bedrooms and the main family bathroom. Externally the property benefits from a rear garden and front parking space.

Situated moments away from outstanding local schools and outdoor spaces including Hounslow Heath, there is also easy access to the surrounding areas of Whitton and Feltham.

welcome to

## Garrison Close, Hounslow

- END TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- REAR GARDEN
- NO ONWARD CHAIN
- HOUNSLOW HEATH A SHORT WALK AWAY
- CLOSE PROXIMITY TO HOUNSLOW TOWN CENTRE
- CLOSE TO PICADILLY LINE UNDERGROUND STATIONS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

**£425,000**



**view this property online** [barnardmarcus.co.uk/Property/FEL113166](http://barnardmarcus.co.uk/Property/FEL113166)

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.



Property Ref:  
FEL113166 - 0002

 barnard marcus



**020 8890 4037**



Feltham@barnardmarcus.co.uk



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



**barnardmarcus.co.uk**