



Beaulieu Close, Hounslow, TW4 5EW
£220,000

A rarely available one bedroom ground floor purpose built garden apartment located on the Hounslow Heath development with access to local shops, schools and transport links. The property offers a spacious lounge with direct access to a private garden, modern re-fitted kitchen, double bedroom with built-in wardrobes and bathroom suite. Outside mature rear garden and parking area. The property also benefits from double glazed windows, electric heating and entry phone system. Offered for sale with no onward chain, ideal first time buy or investment property.

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Communal Entrance

Front door to...

Entrance Hallway

Laminate flooring, electric heater, entry phone, doors to rooms.

Lounge

Rear aspect double and secondary glazed sliding patio doors to rear garden, laminate flooring, power point, through to...

**Re-Fitted Modern Kitchen**

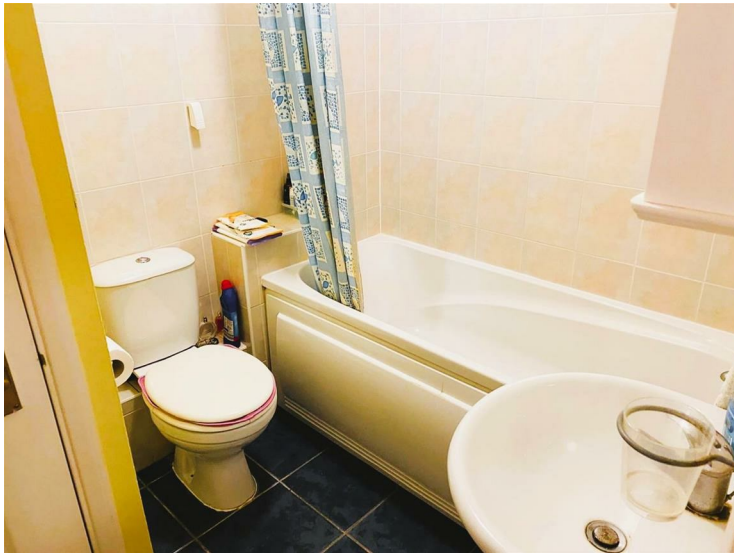
1 1/2 bowl single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob with oven below and cooker hood above, space for fridge/freezer, washing machine, part tiled walls, , double glazed window.

Bedroom

Front aspect double and secondary glazed window, laminate flooring, electric heater, built-in wardrobe.



Bathroom



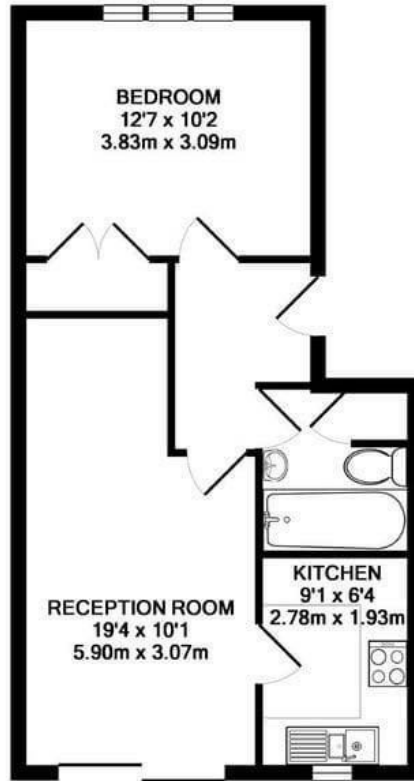
Paved patio area, rest mainly laid to lawn with shrub borders, timber shed.



White suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin, low level w/c, tiled walls, airing cupboard housing tank.

Outside

Private Rear Garden



BEAULIEU CLOSE, TW4
 TOTAL APPROX. FLOOR AREA 469 SQ.FT. (43.6 SQ.M.)

All measurements taken to RICS Guidelines for Gross Internal Area. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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	

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