



**Fir Tree Road, Hounslow, TW4 7HH**  
**£315,000**

A two-bedroom first-floor purpose-built maisonette, ideally situated in a quiet cul-de-sac just off Martindale Road. The property offers convenient access to Staines Road, local bus routes, Hounslow West Underground Station, nearby shopping facilities, and local schools. The accommodation comprises a spacious lounge, fitted kitchen, two bedrooms, and a family bathroom. Externally, the property benefits from a private rear garden. Additional features include double-glazed windows, gas central heating and approx 150 year lease. This property represents an ideal opportunity for first-time buyers or investors alike.

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**Front Door**

Stairs to first floor

**Entrance Hallway**

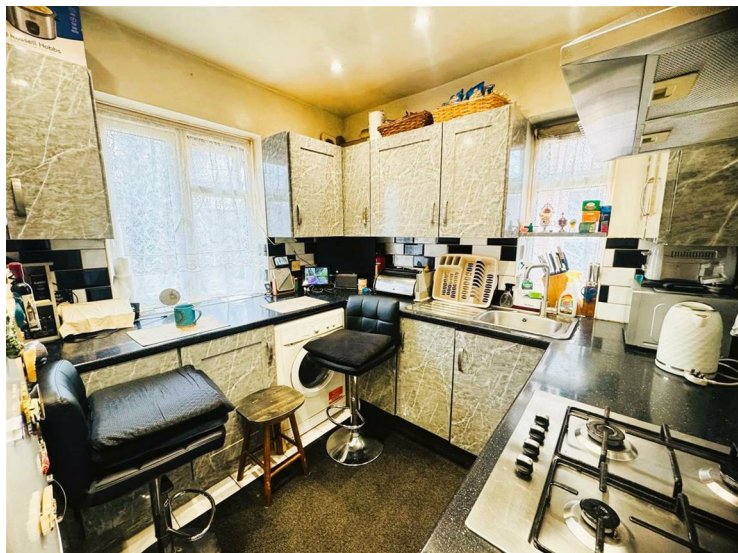
Storage cupboard, access to loft, carpet, doors to..

**Lounge**



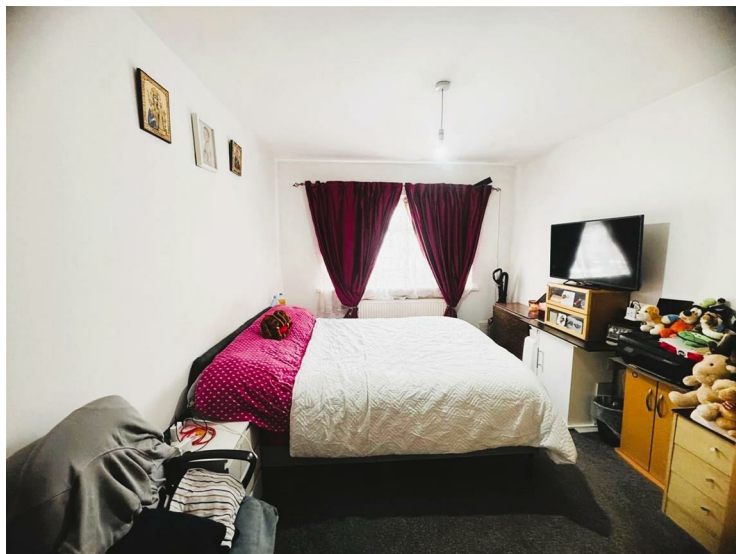
Front aspect double glazed bay window, radiator, picture rail, telephone point, carpet.

**Kitchen**



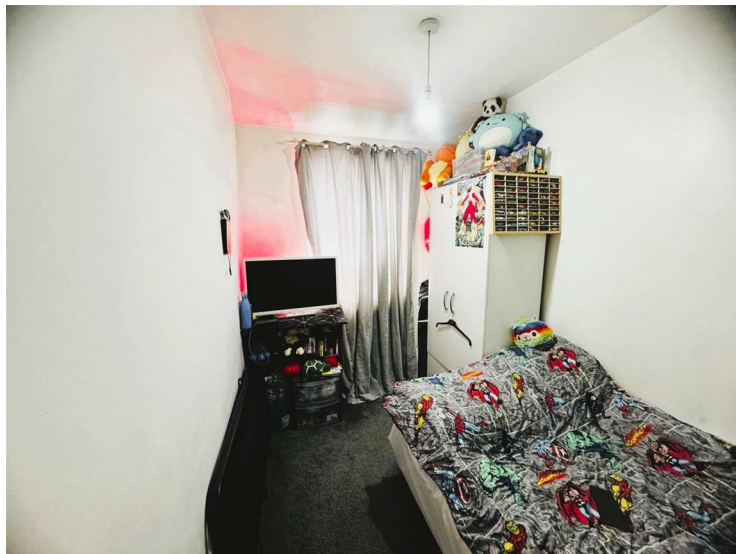
Range of wall and base units, single drainer sink with mixer taps, stainless steel 4 ring gas hob with oven below and extractor above, combination boiler, space for fridge/freezer, space and plumbing for washing machine, part tiled walls, tiled flooring, spotlights, front and side aspect double glazed window.

**Bedroom One**



Rear aspect double glazed window, radiator, carpet, power poi

**Bedroom Two**



Rear aspect double glazed window, radiator, carpet, power poi

**Bathroom**

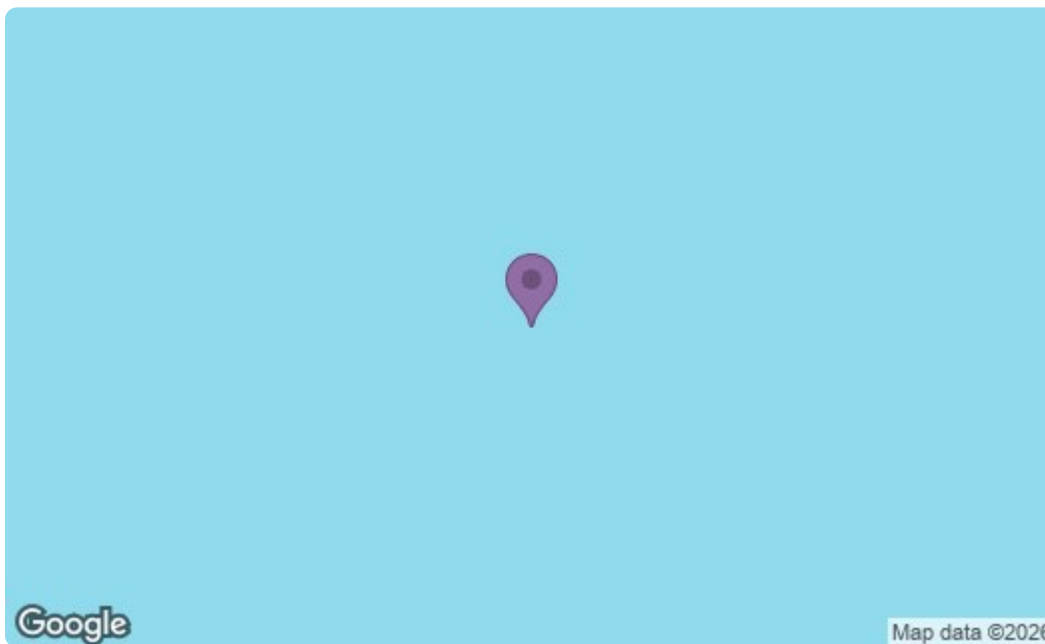
Modern suite comprising panel enclosed bath with mixer taps and shower attachment, hand wash basin, low level w.c, heated chrome towel rail, tiled walls and flooring, side aspect double glazed window.



**Rear Garden**



This property has the right hand side of the rear garden which is laid to lawn with small patio.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</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>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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