



Staines Road, Hounslow, TW4 5DL

£265,000

A two-bedroom first-floor maisonette ideally located on Staines Road, offering convenient access to local bus routes, shops, and schools. The accommodation comprises a spacious lounge, kitchen, two bedrooms, and a family bathroom. Externally, the property benefits from a private rear garden, perfect for outdoor relaxation. Additional features include double-glazed windows and gas central heating, ensuring comfort and energy efficiency throughout the year. This property would make an excellent first-time purchase or a strong investment opportunity.

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Entrance Hallway

Stairs to first floor, access to loft, side aspect double glazed window, radiator, door to rooms.

Lounge



Rear aspect double glazed window, radiator, feature brick chimney breast, picture rail, power point, through to..

Kitchen



Single drainer stainless steel sink unit with mixer tap and cupboard below further range of wall and floor mounted units, built-in hob and oven below, part tiled walls, power points, space for fridge/freezer, storage cupboard, side aspect double glazed window and door to out

Bedroom One



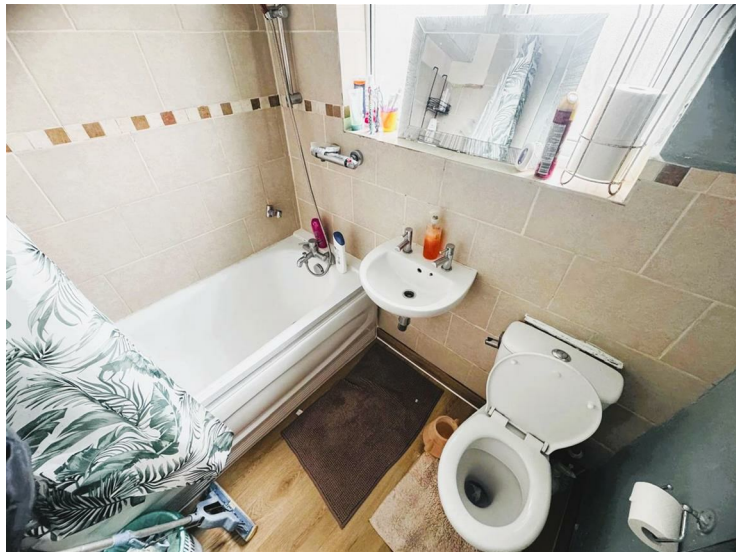
Front aspect double glazed window, radiator, tiled fireplace (not used)

Bedroom Two



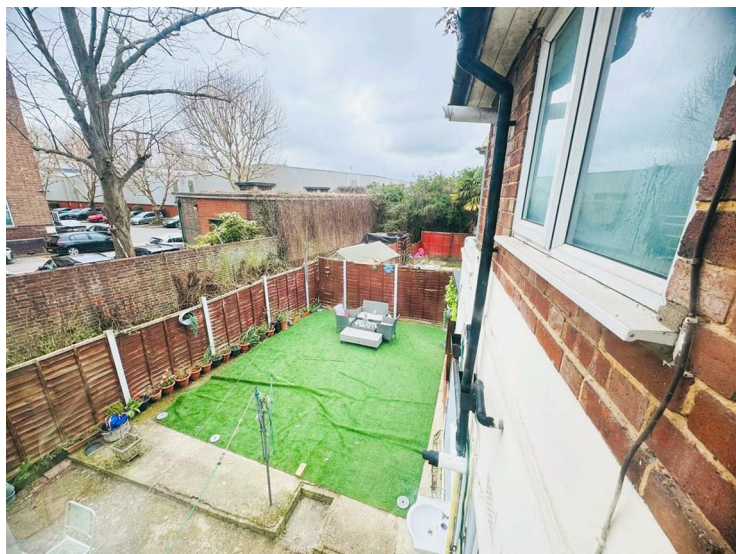
Front aspect double glazed window, radiator, power point.

Bathroom

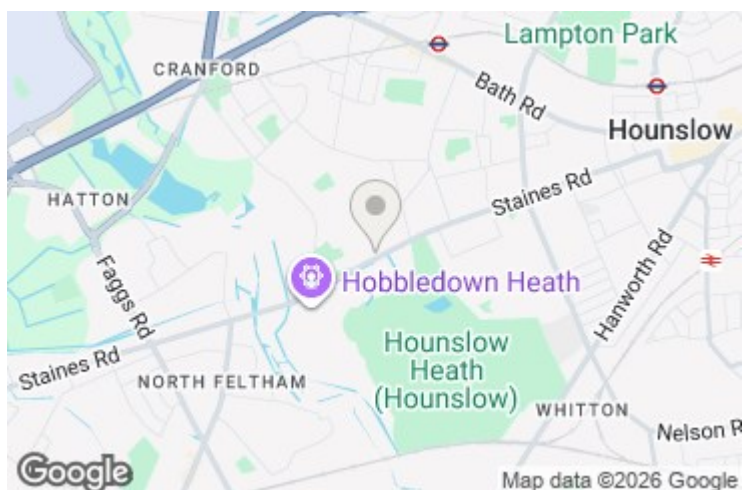


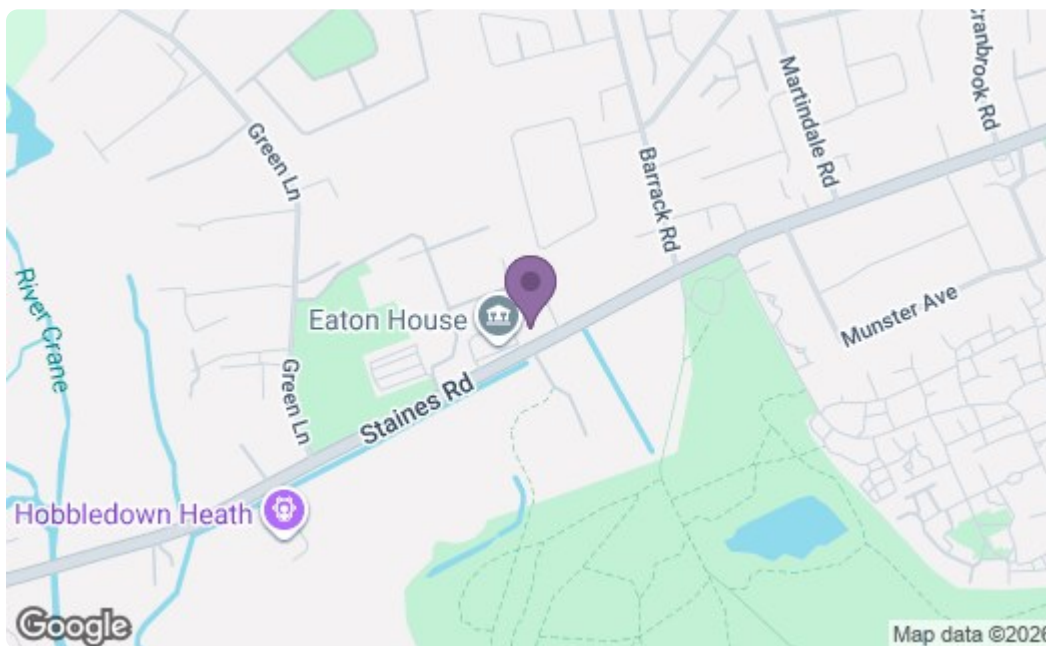
White suite comprising panel enclosed bath, wash hand basin, low level w.c, part tiled walls, tiled flooring, heated towel rail, rear aspect double glazed window.

Rear Garden



Laid to lawn area with shrub borders.





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			
	61	67	
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO₂) 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			
	57	64	
England & Wales		EU Directive 2002/91/EC 	

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