



Edgar Road, Hounslow, TW4

Two double bedroom, split-level maisonette with refitted modern kitchen and new central heating.

ESTATE & AGENT

— Tailored, local and personal —

Edgar Road, Hounslow, TW4

£280,000 Leasehold

Entrance hall

Opaque glazed door and side window, intercom phone, stairs leading to bedrooms, two storage cupboards, coving to ceiling, dado rail, single radiator, wood effect tiles to floor.

Kitchen 10'0" x 8'3"

White high-gloss units and complimenting granite effect laminate worktops, integral 1 ½ stainless steel sink and drainer unit with mixer tap, integrated dishwasher, integral gas hob and electric oven with stainless steel extractor hood above, recently installed Vaillant combination boiler, Victorian style tiles to splashback, space for a fridge/freezer, space and plumbing for a washing machine, space for a clothes dryer, coving to ceiling, upvc double glazed window, skirting board and tiles to floor.

Lounge/diner 11'11" x 14'6"

Coving to ceiling, upvc double glazed window, communal Sky aerial, double radiator, skirting board, wood effect laminate flooring.

Landing

Coving to ceiling, storage cupboard, dado rail, skirting board.



Master bedroom 10'10" x 14'6"

Coving to ceiling, ceiling rose, upvc double glazed window, built in wardrobe, double radiator, skirting board, wood effect laminate flooring.

Bedroom 2 13'5" x 8'4"

Coving to ceiling, upvc double glazed window, built in wardrobe, double radiator, part wood panelling to walls, dado rail, skirting board, wood floor.

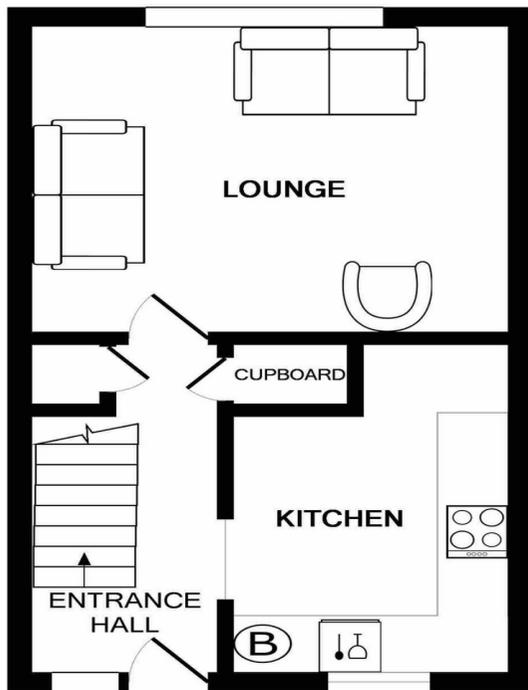
Bathroom/w.c. 6'6" x 5'12"

Comprising of a white three-piece suite including bath with electric shower over, sink and cupboard unit, close coupled w.c., heated towel rail, upvc double glazed opaque window, coving to ceiling, shavers point, part tiling to walls and wood effect laminate flooring.

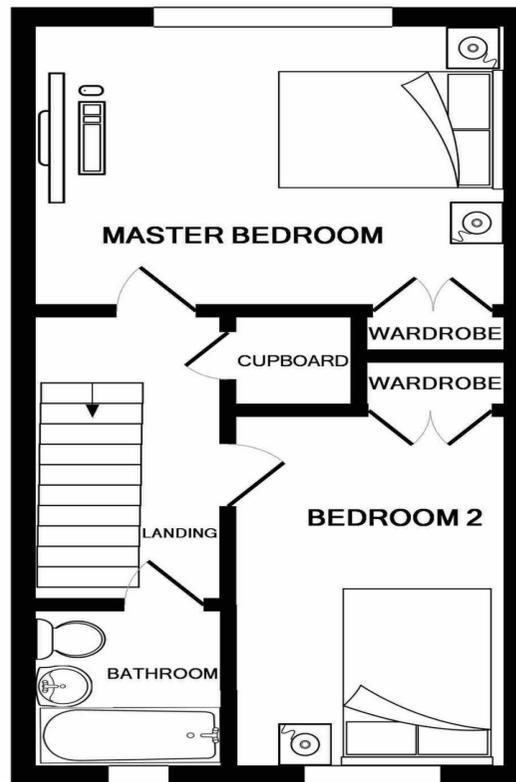
Externally

There are communal gardens, unallocated resident's car park, storage cupboard/out-house, communal entrance with intercom system and communal stairs and balcony leading to own front door.





THIRD FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)



UPPER FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 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
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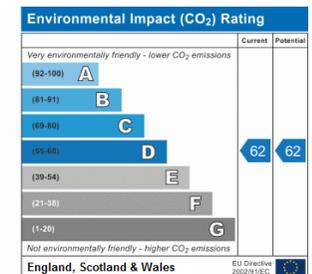
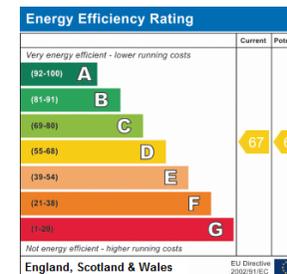
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