



69 Cecil Road, Hounslow, TW3 1NX
Guide Price £295,000

DBK
ESTATE AGENTS



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Offered to the market chain free, this spacious first floor maisonette presents an excellent opportunity for first-time buyers, investors and those seeking a well-connected home with further potential. Extending to approximately 659 sq. ft., the property offers well-proportioned accommodation throughout and benefits from the inclusion of a loft space, providing valuable additional storage and scope for future enhancement (subject to the necessary consents).

The accommodation comprises a bright and spacious reception room, a separate fitted kitchen, two good-sized bedrooms, and a family bathroom. The layout is both practical and versatile, making it ideal for modern living.

Further benefits include on-street residents' permit parking, gas central heating and double glazing.

Undoubtedly located in a prime location of Hounslow with just seconds of a walk to Hounslow East Station (Piccadilly line) and the 24 Hour Asda Superstore. Also situated a stones throw away are a magnitude of amenities including the Treaty shopping centre, restaurants and bars places on Hounslow High Street. Reputable schools such as Alexandra Primary School and Lampton Academy scoring OUTSTANDING by OFSTED.

Key Features

- Chain Free + New 999 Years Lease
 - First Floor Maisonette
 - Loft Space Included
 - Two Bedrooms
 - Reception Room
 - Separate Kitchen
 - Family Bathroom
 - Circa 659 Sq.Ft
 - Walking Distance to Hounslow East Station
 - On Street Parking - Permit Required



Lease

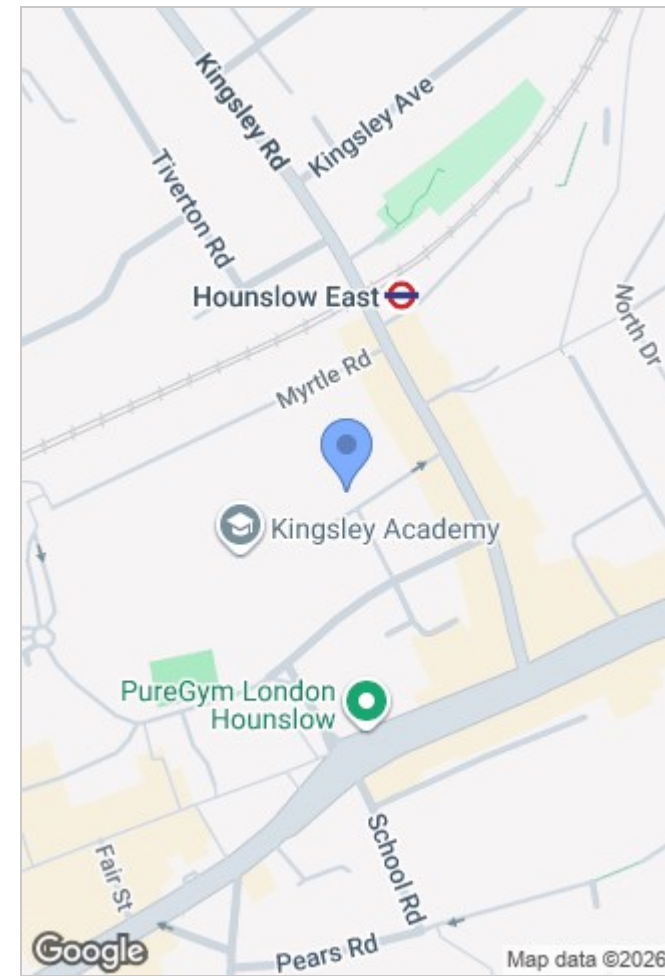
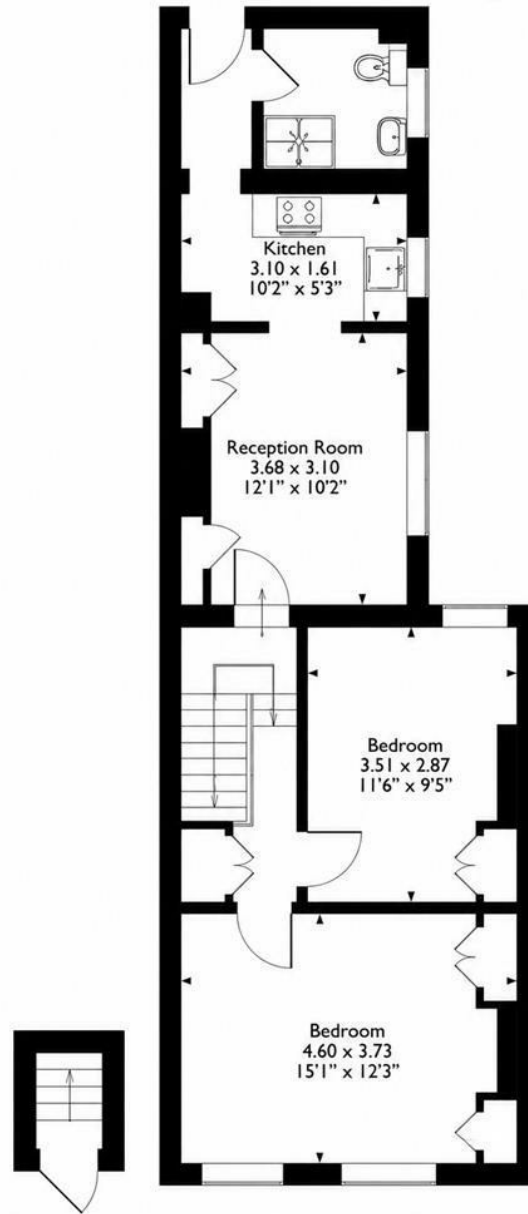
New 999 years lease on completion

Ground Rent

NIL



Approximate Gross Internal Area
61 Sq M/659 Sq Ft



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		
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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