



Cecil Road, Hounslow, TW3 1NX
Guide Price £320,000

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SOLD BY DBK!

An unmissable opportunity to purchase this recently renovated first floor maisonette boasting circa 668 sq.ft with NO ONWARD CHAIN and scope for a dormer loft conversion, subject to planning permission.

To date the property comprises of two double bedrooms, an open plan modern fitted kitchen with a lounge and dining area as well as a stylish three-piece bathroom. Supplementary to this is an approximate 997 years lease, on street parking, gas central heating and double glazed windows.

Ideally located in the heart of the town this property is situated moments away from Hounslow High Street providing local amenities such as fast food restaurants, shops, 24 hour access gyms and other various healthcare services for example dental and general practitioner surgeries. There are also excellent nearby transport links located within walking distance such as Hounslow East Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4 and M4 can be found within close proximity. The property falls within the catchment for various local reputable schools such as: Alexandra Primary School and Lampton Academy.

Key Features

- **Modern + Immaculate Condition Throughout**
 - **First Floor Maisonette**
 - **No Onward Chain**
 - **Approx. 997 Years Lease**
 - **Two Bedrooms**
- **Open Plan Kitchen/ Reception Room**
 - **Chic Family Bathroom Suite**
- **Loft Space + Scope for Development (stpp)**
- **On Street Parking + Walking Distance to High Street**
 - **Hounslow East Station 0.2 miles**



Lease

Approx. 997 Years Lease

Ground Rent

NIL



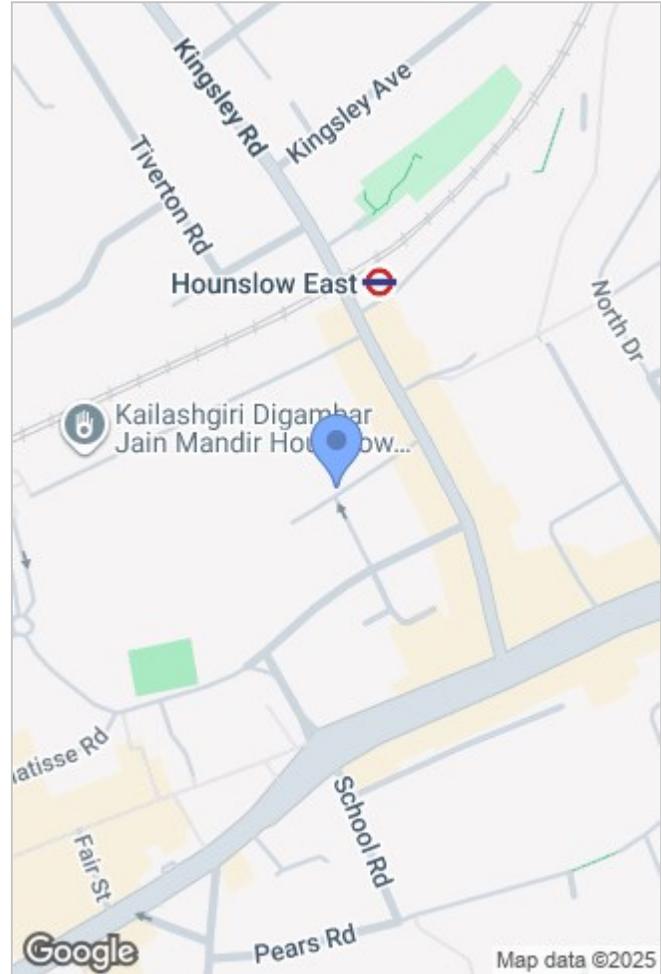


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1ST FLOOR
APPROX. FLOOR AREA 596 SQ.FT. (55.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 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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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	80
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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