



**Byron Avenue, Cranford, TW4 6LT**  
**Guide Price £599,950**

**DBK**  
ESTATE AGENTS





This CHAIN-FREE, extended terrace property arranged over three floors offers generous living space ideal for families.

The property provides four bedrooms, including a master bedroom located in the loft complete with its own ensuite. A fashionable family bathroom suite serves the remaining bedrooms on the first floor. The home further features a spacious through lounge that leads into an extended L-shaped kitchen and diner as well as a convenient WC and a bright conservatory with side access.

To the rear, the garden includes a practical brick outbuilding, perfect for storage or additional workspace. At the front, the property benefits from a front garden and off-street parking.

Conveniently located just a stone's throw away from major routes such as the M4, A4, A30, and A312, this property offers easy access to neighboring towns and The City. Additionally, London Heathrow Airport, Hatton Cross, and Hounslow West Underground Stations are all within a mile, making it an ideal location for commuters. Reputable schools and local amenities are conveniently located right at your doorstep.



## Key Features

- Chain Free
- Extended Terrace Property Arranged Over Three Floors
  - Four Bedrooms (Master in Loft with Ensuite)
  - Through Lounge
  - Extended 'L' Shaped Kitchen/ Diner
  - Fashionable Family Bathroom Suite
    - Ground Floor WC
    - Conservatory with Side Access
  - Rear Garden with Brick Out Building
  - Front Garden with Off Street Parking

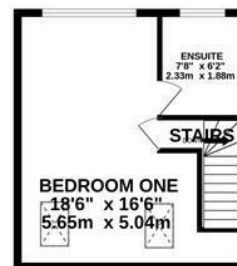
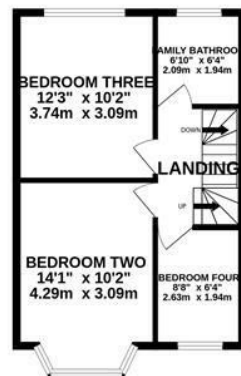
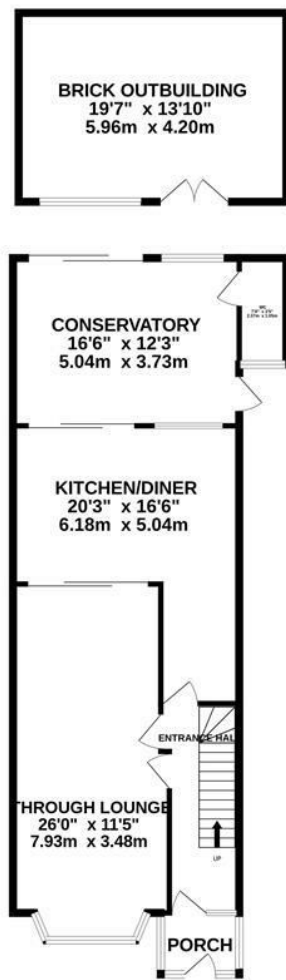




GROUND FLOOR  
1128 sq.ft. (104.8 sq.m.) approx.

1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.

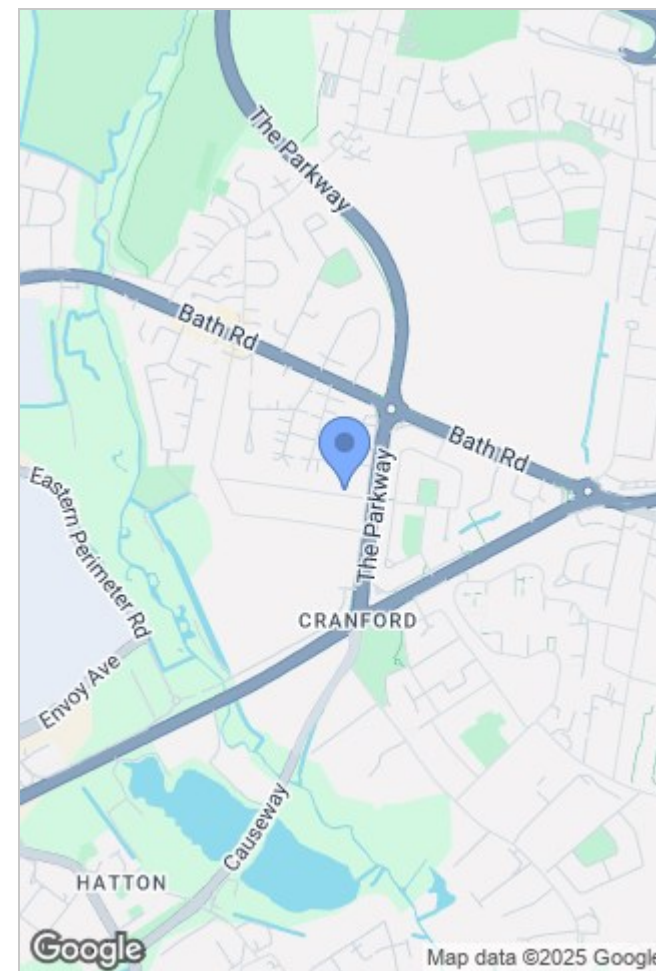
2ND FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1848 sq.ft. (171.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
	73	80
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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