



**Berkeley Avenue, Cranford, TW4 6LE**  
**Guide Price £629,950**

**DBK**  
ESTATE AGENTS



SOLD BY DBK!

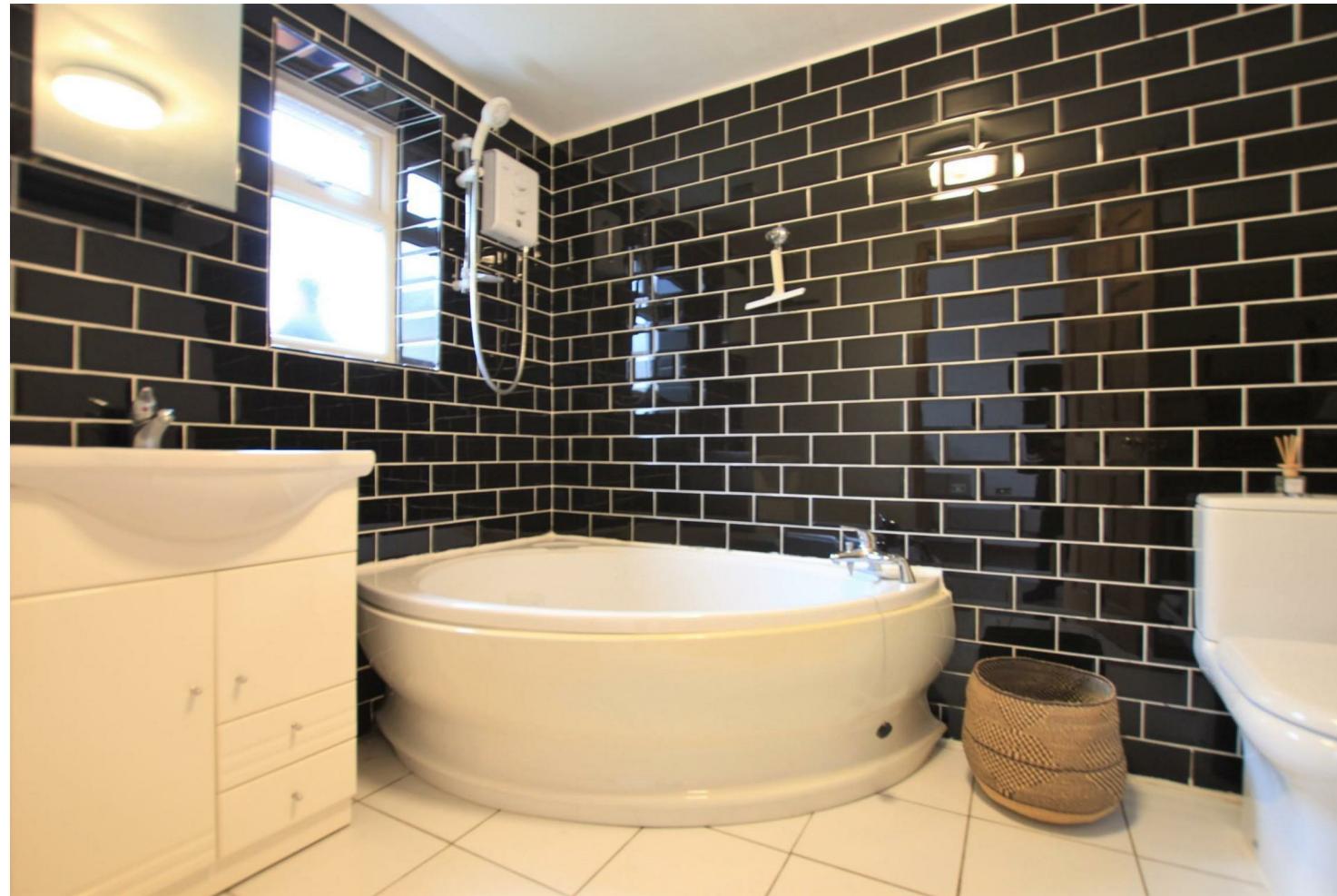
A substantially extended terrace home arranged over three floors and sprawling circa 1,975 sq.ft with NO ONWARD CHAIN!

Presented in good order throughout the property benefits from five double bedrooms (master bedroom in loft), two reception rooms, an extended kitchen and a family bathroom suite as well as two further shower rooms/ WCs. Other benefits include a rear garden with side gated access, a brick out building with a chic bathroom and a front garden providing off street parking.

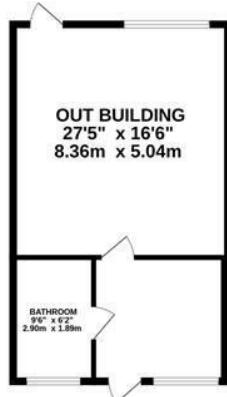
Situated a stones throw away from the M4, A4, A30 and A312 the property is ideally sited with ease of access to all neighbouring towns. In addition, London Heathrow Airport, Hatton Cross and Hounslow West Underground Stations can be found less than a mile away for those commuting The City. Reputable schools and local amenities can be found within walking distance from the property.

## Key Features

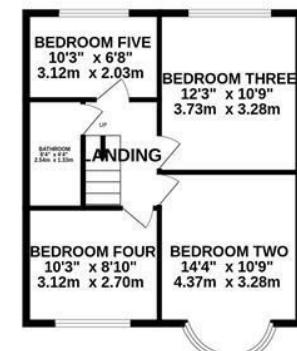
- No Onward Chain
- Extended Terrace Property Circa 1,975 Sq.Ft
  - Five Bedrooms
  - Three Bathrooms
  - Two Reception Rooms
  - Extended Kitchen
- Rear Garden with Side Gated Access
  - Brick Out Building
- Front Garden for Off Street Parking
  - Ideal Family Home



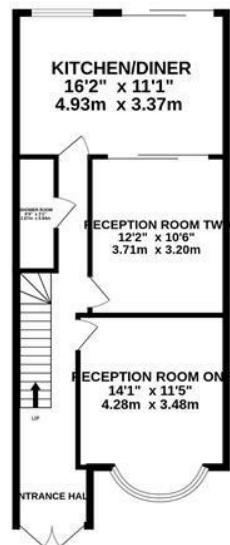
GROUND FLOOR  
1055 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.

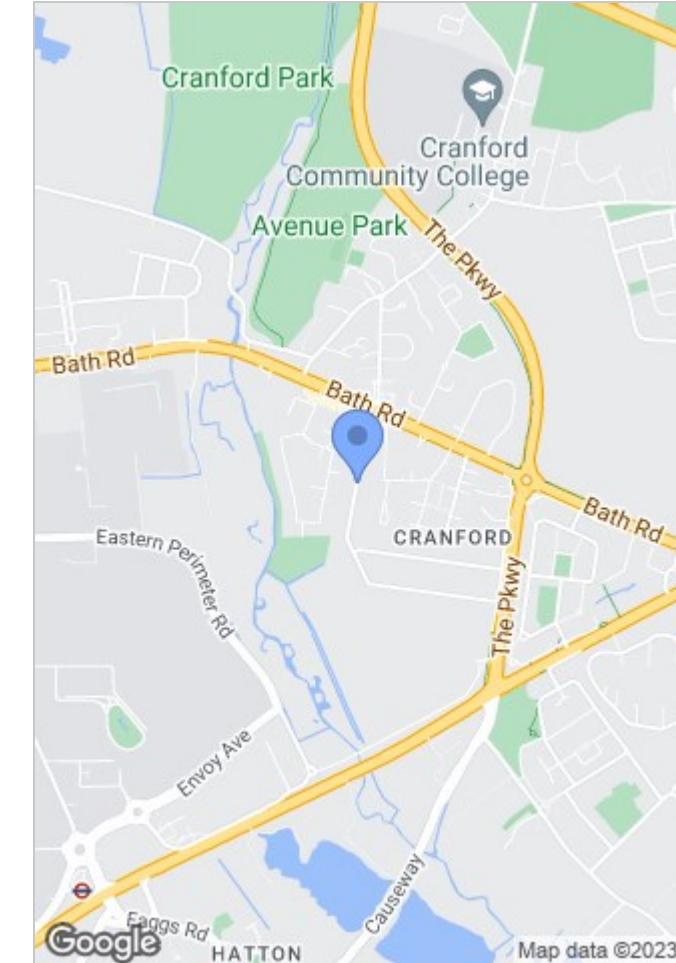


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TOTAL FLOOR AREA : 1975 sq.ft. (183.5 sq.m.) approx.

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 indicative purposes only and should not 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			
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			
EU Directive 2002/91/EC			