



Benson Close, Hounslow, TW3 3RA
Guide Price £199,950

DBK
ESTATE AGENTS



For CASH BUYERS ONLY introducing a Fantastic Top Floor Apartment with No Onward Chain!

This wonderful split-level apartment offers a convenient and comfortable lifestyle with its spacious layout . Accommodation comprises of two bedrooms, a reception room, a kitchen/diner and a family bathroom accompanied by a separate WC which ensures convenience and privacy for all occupants.

Enjoy the tranquillity of the communal gardens, where you can relax amidst the greenery and embrace the outdoors. On-street parking is readily available providing easy access for you and your guests. Other benefits offered include a secure entry system and an approximate 73-year lease.

Located on this prime location the property lies in the midst of Staines Road and Hanworth Road providing an ample array of local amenities and excellent transport links via Hounslow Overground Station and Hounslow Central Station. There are also ample bus links for routes around town, towards Heathrow and neighbouring areas. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED. Places of worship for all faiths are catered for within walking distance, The Gurdwara Sri Guru Singh Sabha is close by as is the Hounslow Jamia Masjid Mosque. St Stephen's COE and Ss Michael & Martin's Catholic churches are also within walking distance.

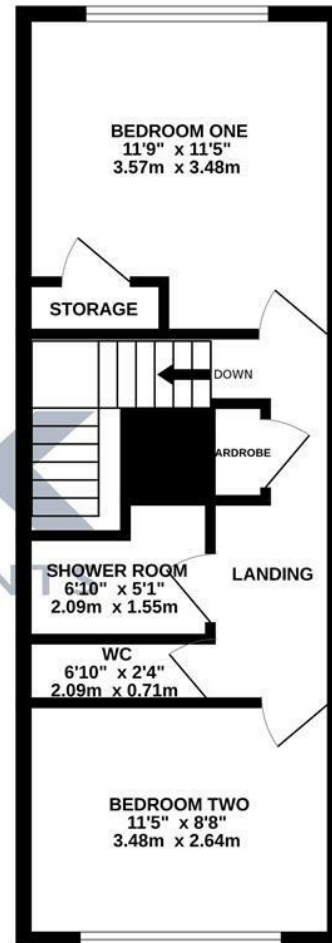
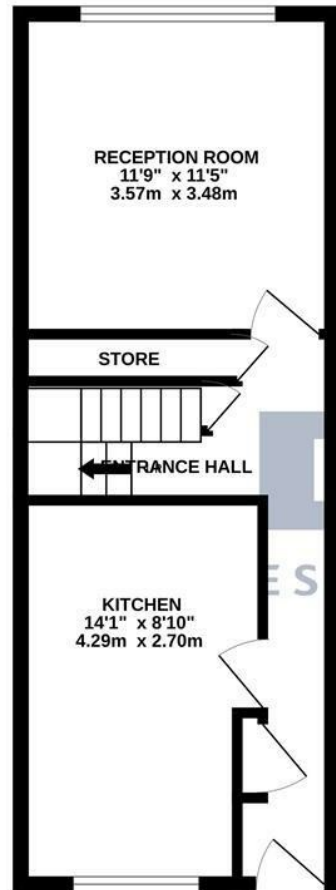
Key Features

- No Onward Chain
 - Top Floor
- Split-Level Apartment
 - Two Bedrooms
 - Reception Room
 - Kitchen/ Diner
- Family Bathroom with Sep. WC
 - Secure Entry System
 - Approx. 73 Years Lease



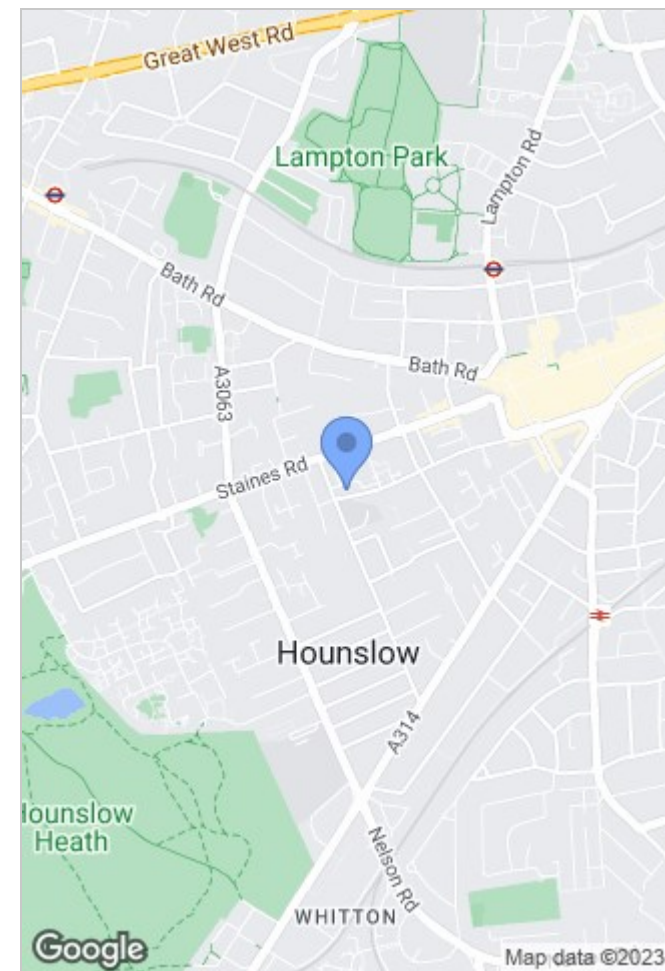
GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.

1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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		
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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