



The Avenue, Cranford, TW5 9RA
Guide Price £475,000

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This extended terraced property is offered with No Onward Chain and provides flexible living space.

Arranged over two floors, the home features three/ four well-sized bedrooms, a spacious reception room and a functional kitchen. A family bathroom serves the household, while outside there is a private rear garden with rear gated access along with a front garden, garage in block and on-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 and The City. In addition, London Heathrow Airport, Hatton Cross and Hounslow West Underground Stations can be found less than a mile away for those commuting to work amongst reputable schools and local amenities on your door step.

Key Features

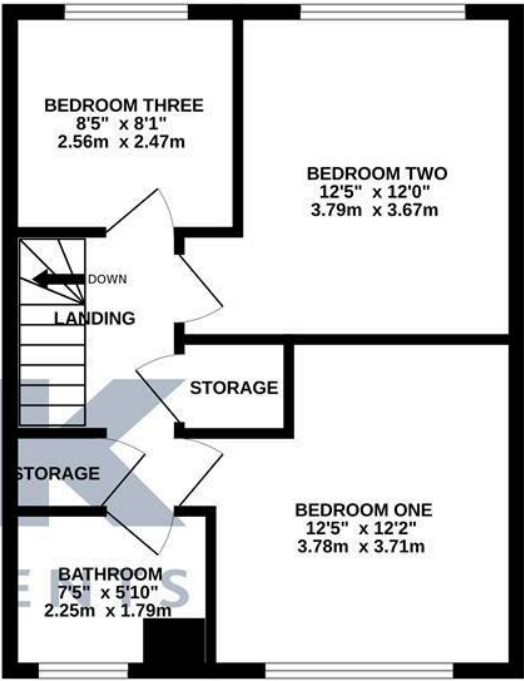
- **Extended Terrace Property**
 - No Onward Chain
 - Three/ Four Bedrooms
 - Large Reception Room
 - Kitchen
 - Family Bathroom
- **Rear Garden with Gated Access**
 - Front Garden
- **Garage in Block + On Street Parking**
- **Close Proximity to Heathrow Airport**



GROUND FLOOR
533 sq.ft. (49.6 sq.m.) approx.



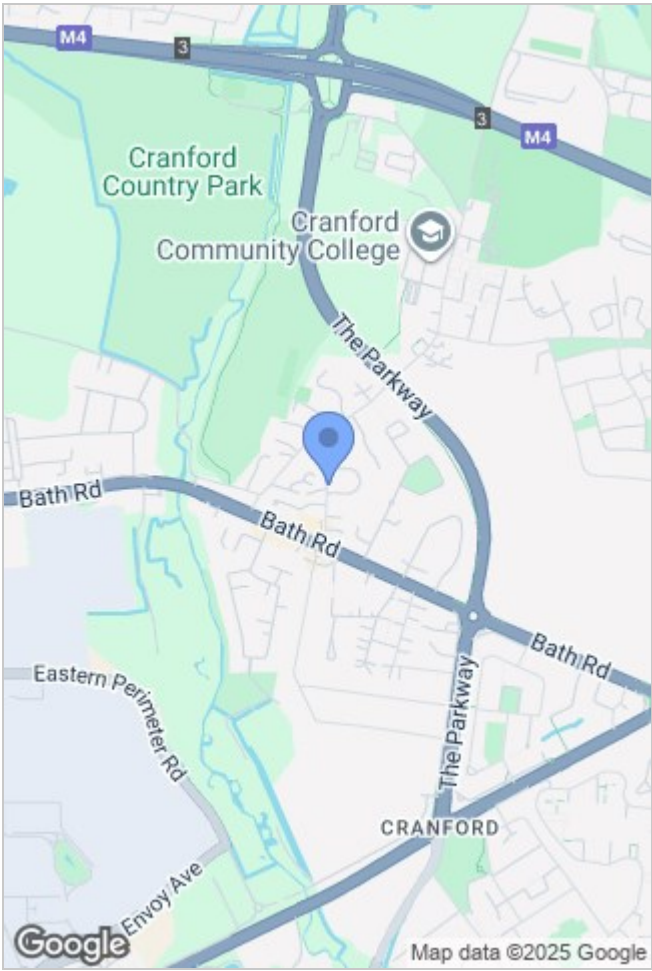
1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



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TOTAL FLOOR AREA : 981 sq.ft. (91.2 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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