



**The Avenue, Cranford, TW5 9RA**  
**Guide Price £715,000**

**DBK**  
ESTATE AGENTS



## The Avenue, Cranford, TW5 9RA Guide Price £715,000

This spacious, extended semi-detached home offers exceptional living space, making it ideal for families seeking both comfort and versatility.

Featuring FIVE generously sized bedrooms, the property provides plenty of room for family life. The expansive reception room creates a welcoming atmosphere, while an additional FOUR reception/dining rooms or home office options offer flexibility to suit your lifestyle needs. The modern, extended kitchen is perfect for both cooking and entertaining, while the family bathroom and ground-floor shower room with a separate WC enhance convenience for busy households.

The large rear garden offers a fantastic outdoor space for relaxation and play while the front garden provides ample off-street parking for multiple vehicles.

With further development potential (subject to planning permission), this home has the flexibility to be adapted to your needs.

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

- **Larger than Average Extended Semi-Detached Home**
  - **Five Bedrooms**
  - **Large Reception Room**
- **Additional Four Reception/ Dining Rooms/ Home Office**
- **Modern Extended Kitchen**
  - **Family Bathroom**
- **Ground Floor Shower Room with Sep. WC**
  - **Large Rear Garden**
- **Front Garden with Ample Off Street Parking**
- **Scope for Further Development (stpp)**



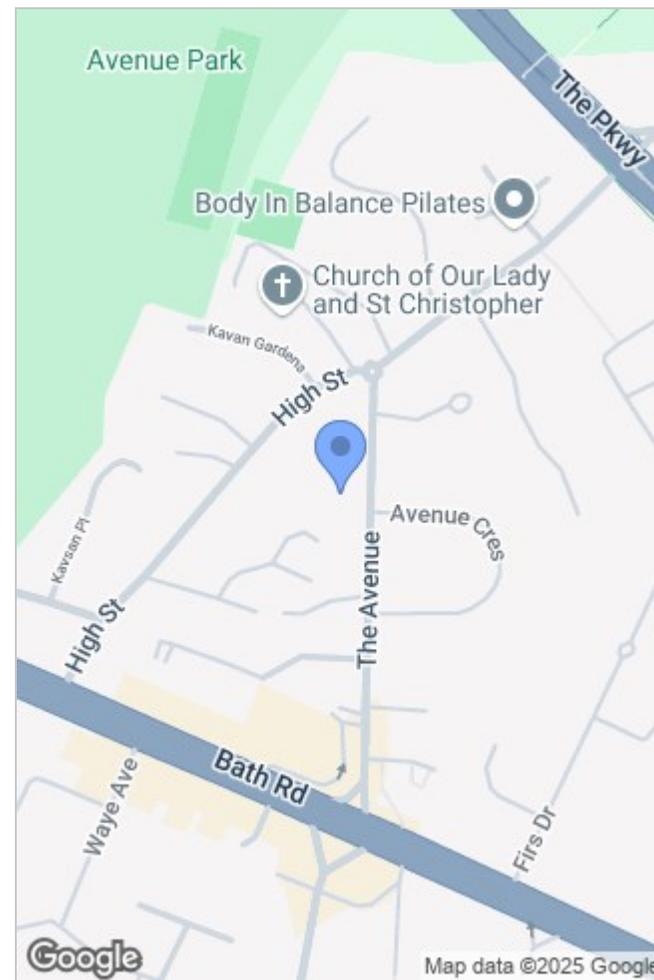
GROUND FLOOR  
1182 sq.ft. (109.8 sq.m.) approx.

1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1637 sq.ft. (152.1 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		67	78
	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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