



18 Sonia Court  
Sonia Gardens



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# 18 Sonia Court

Hounslow, TW5 0LY

Blue Estate Agents bring to market, a spacious and well presented, first floor maisonette, Situated on a quiet residential road in Heston TW5. With a bright and spacious interior, this impressive 2 bedroom property is ideally suited for both residential buyers and investors.

The property boasts, two double bedrooms, a large reception room, separate kitchen facility and a modern bathroom suite. The current owners have further developed the property to create an additional room in the loft. With relevant planning permission, potential purchasers could look to develop further.

Further benefits include one garage (with power and light), a share of freehold (900+ year lease) no service charge or ground rent, gas central heating, double glazing and ample storage.

A well maintained property in the heart of Heston. Contact Blue Estate Agents to arrange your viewing.



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### **Reception Room**

4.1m x 4.0m (13' 5" x 13' 1")

### **Kitchen**

3.6m x 2.4m (11' 10" x 7' 10")

### **Bedroom One**

3.8m x 3.2m (12' 6" x 10' 6")

### **Bedroom Two**

3.6m x 3.6m (11' 10" x 11' 10")

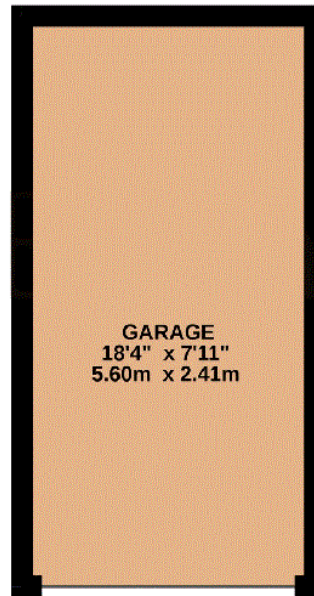
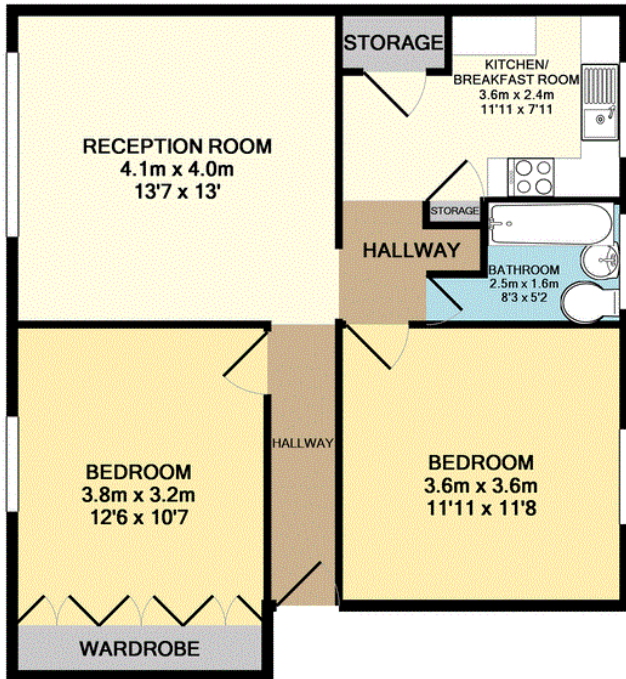
### **Bathroom Suite**

2.5m x 1.6m (8' 2" x 5' 3")

### **Loft Space**

3.76m x 3.60m (12' 4" x 11' 10")





TOTAL APPROX. FLOOR AREA 61.3 SQ.M. (660 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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