

315 Vicarage Farm Road,
Hounslow, TW5 0DR

Tel: 02085707900
gavin@bluestateagents.co.uk

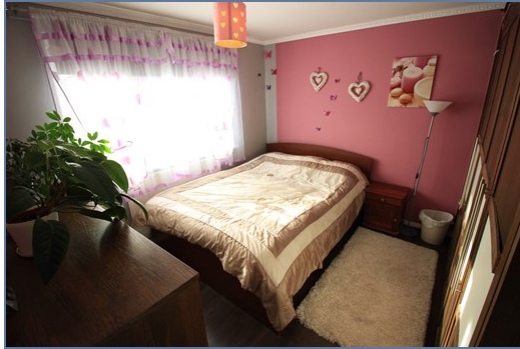


**Channel Close, Hounslow, Greater London,
TW5 0PJ**

£349,500 Share of Freehold

- Bright and Spacious Two Bedroom Ground Floor Maisonette
- Well-Equipped Modern Fitted Kitchen & Dining Area
- Two Large Bedroom with Ample Storage
- Private Rear Garden Presented In Perfect Condition
- Side Land With Potential To Extend (STPP)
- Seperate Garage For Additional Storage
- Quiet Location Within Heston
- No Ground Rent/Service Charge*
- Long Lease - 963 Years
- Call Blue Estate Agents To Book Your Appointment Today
- EPC Rating D





***EXCLUSIVE TO BLUE ESTATE AGENTS* *963 YEAR LEASE APPROX.* *POTENTIAL TO EXTEND STPP* *NO GROUND RENT/SERVICE CHARGE*,**

Finished to an exceptionally high standard throughout, this bright and spacious two bedroom ground floor flat offers an expansive reception room, well-maintained private garden and 2 large bedrooms with built in cupboards. Located in a beautiful location within Heston, this two bedroom maisonette also benefits from an exceptionally large side plot, providing any potential suitors with further development possibilities and/or off street parking (subject to planning permission). The property further benefits from having an additional garage, located within a stones throw from the property.

Channel Close is a quiet road situated moments from the varied amenities and transport links of both Heston and Hounslow.

Lounge

3.50m x 4.21m (11' 6" x 13' 10")

Kitchen / Diner

3.12m x 2.80m (10' 3" x 9' 2")

Bedroom One

3.30m x 3.41m (10' 10" x 11' 2")

Bedroom Two

3.12m x 3.31m (10' 3" x 10' 10")

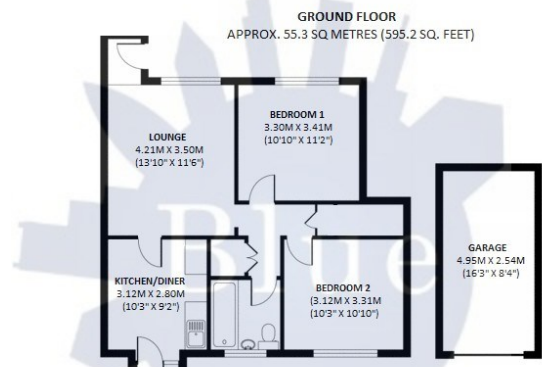
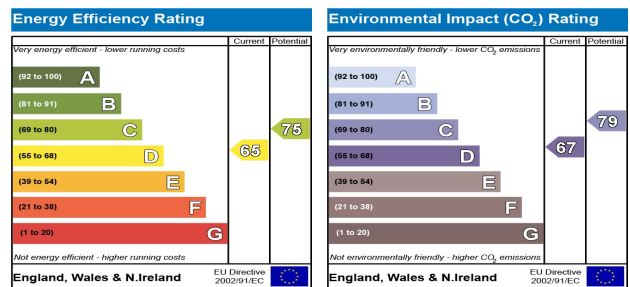
Garage

4.95m x 2.54m (16' 3" x 8' 4")

Garden

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Blue Estate Agents in the first instance.



The Floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan produced by Vibrant Energy Matters. Plan produced using The Mobile Agent.

