

Offers in Excess of £ 315,000 Leasehold Sutton Lane, Heston, Hounslow, Middlesex, TW3 4JR



PURPOSE built FIRST FLOOR MAISONETTE in need of updating & near vicinity of HOUNSLOW TUBE STATION & MOTORING DISTANCE OF HEATHROW, A4 & M4.

Features: 2 DOUBLE BEDROOMS, RECEPTION, KITCHEN, SHOWER ROOM & SEP. WC, REAR GARDEN WITH GARAGE.

Benefits from double glazing, some secondary glazing & storage heaters.

**GOOD SIZED ACCOMMODATION
OVER 900 YEAR LEASE
NO UPPER CHAIN**

GROUND FLOOR

HALLWAY Storage Under Stairs. Stairs to landing.

FIRST FLOOR

LANDING Access to the loft via pull down ladder. Airing cupboard.
Electric storage heater.

KITCHEN 6' 7" x 12' 5" (2.01 m x 3.78m) Plumbed for washing Machine.
Partially tiled walls. Tiled flooring. Sink unit with mixer taps. Base & Wall Units. Serving window to reception.

SHOWER ROOM Tiled flooring. Fully tiled walls. Hand basin with pedestal. Storage cupboard. Wall mounted electric fan heater. Double shower cubicle with hose, spout & tray.

SEPARATE WC Low level WC

REAR RECEPTION 12' 10" x 16' 1" (3.91 m x 4.9m) to 9' 6" L - Shaped. Secondary glazing. Electric storage heater. Gas fire (not tested)

FRONT BEDROOM 1 11' 5" x 12' 2" (3.48m x 3.71m) Secondary glazed window. Wall mounted electric radiator (not tested).

FRONT BEDROOM 2 11' 6" x 9' 5" (3.51 m x 2.87m) Secondary glazed window.

OUTSIDE

FRONT GARDEN None. Gate to shared access to rear garden.

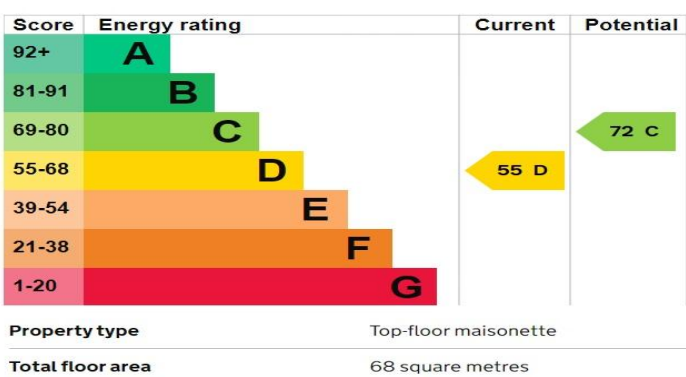
REAR GARDEN Lawn Area. Hose Tap. Flower Beds. Good size irregular shaped rear garden.

DETACHED GARAGE 16' 10" x 8' 3" (5.13m x 2.51m) Tiled flooring. Up & over door. Needs modernisation.

GROUND RENT The ground rent is £10 PA

SERVICE CHARGE TBA

LEASE DETAILS The lease is 999 years from 25th March 1989



Sutton Lane, Hounslow, TW3 4JR



Please note that it is not our policy to test services or domestic appliances, so we cannot verify that they are all in working order. The purchaser might check for themselves or obtain verification from their solicitor or their surveyor.