



Juniper Court, Grove Road, Hounslow, TW3 3TJ

£299,950

A larger than average two bedroom third floor flat with gallery. The accommodation comprises lounge with gallery, kitchen, bathroom, master bedroom with en-suite shower room. Benefits include electric heating, secondary glazing, allocated undercover parking, communal garden and 900+ year lease. Conveniently located for Hounslow Town Centre, Hounslow Central and East tube stations, Hounslow train station, bus stops and further transport links.

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Communal Entrance

Entry phone system, stairs to third floor.

Entrance Hallway

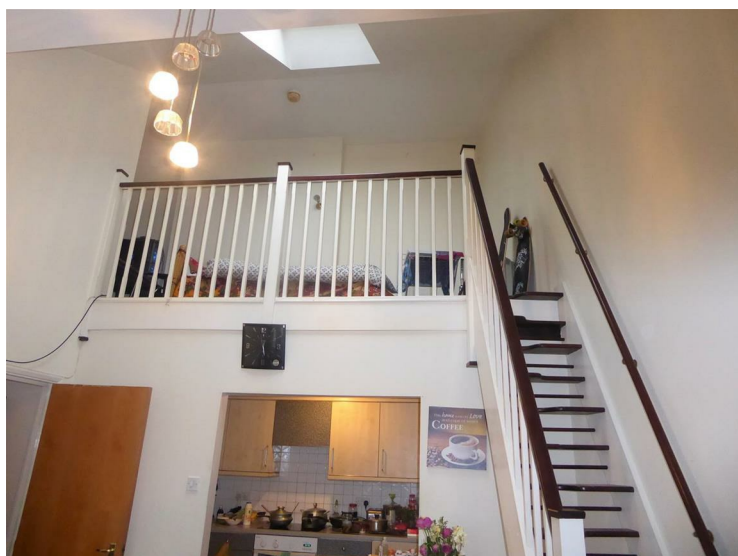
Airing cupboard housing hot water tank, further storage housing fuse box, carpet.

Lounge



Rear aspect secondary glazed windows, electric heater, carpet, stairs to galleried area.

Gallery



Skylight window, deep storage cupboard, carpet, ideal for study currently used as a further bedroom area.

Kitchen

Range of wall and base units, single drainer sink unit with mixer tap, 4 ring electric hob with oven below, space and plumbing for washing machine, space for fridge/freezer, part tiled walls.

Bedroom One



Rear aspect secondary glazed window, electric heater, carpet, door to...

En-Suite



Tiled shower cubicle, hand wash basin with vanity unit below, low level w/c, extractor fan, vinyl flooring.

Bedroom Two



Rear aspect secondary glazed window, electric heater, carpet

Bathroom

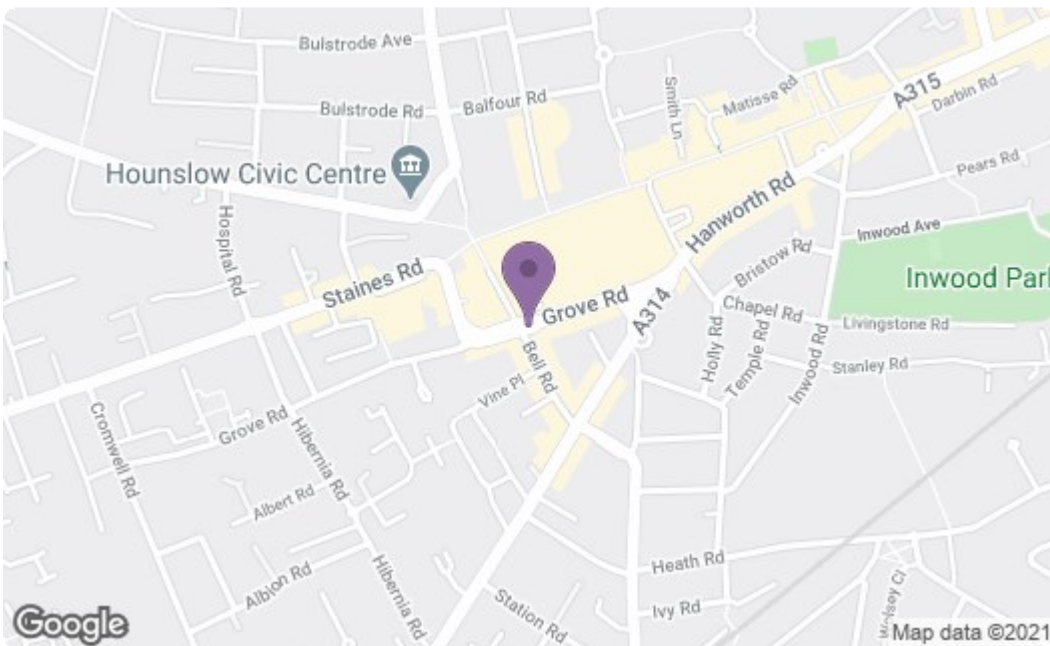


Panel enclosed bath hand wash basin, low level w/c, part tiled walls, extractor fan, vinyl flooring.

Outside

Communal gardens, undercover allocated parking space.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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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