



£644,950

Cranford Lane

Hounslow, TW5 9HE

PROPERTY SUMMARY

Situated on the ever-popular Cranford Lane, this well-presented three-bedroom family home offers generous living accommodation, a substantial rear garden and a versatile outbuilding, making it an ideal purchase for families, first-time buyers or investors alike.

The ground floor comprises a bright and spacious front reception room with bay window, a separate dining room ideal for entertaining, and a fitted kitchen overlooking the rear garden. A convenient ground floor shower room/WC adds further practicality to the layout.

To the first floor are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for growing families.

Externally, the property benefits from a long private rear garden and a sizeable detached outbuilding complete with its own WC facilities, offering excellent potential for use as a home office, gym, studio or additional recreational space (subject to any required consents).

Conveniently located close to local amenities, reputable schools, transport links and easy access to Heathrow Airport, the A4 and M4, the property is ideally positioned for commuters and families alike.

3



2



1





Approximate Gross Internal Area = 104.57 sq m / 1126 sq ft
 Outbuilding = 20.25 sq m / 218 sq ft
 Total = 124.82 sq m / 1344 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.
 © Vizion Property Marketing Produced for Shaw & Co.

LOCAL AUTHORITY

Hounslow

TENURE

Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Shaw & Co
 ESTATE AGENTS

OFFICE ADDRESS
 10 Central Parade
 New Heston Road
 Heston
 Middlesex
 TW5 0LJ

OFFICE DETAILS
 0208 570 7258
 heston@shawandcoestates.com