



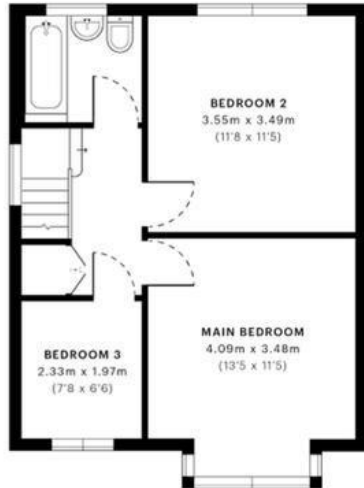
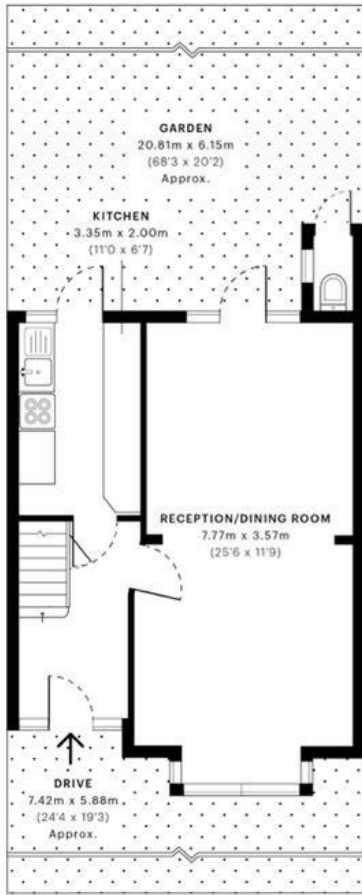
£565,000 Freehold

Clevedon Gardens, Cranford, TW5

OFF THE BATH ROAD! Simple Estate Agents present to the market this lovely three bed semi-detached off the Bath Road in Cranford. The property benefits from off street parking, through lounge, downstairs w/c, large rear garden and potential to extend (STPP). The property is located a short walk to bus stops to Heathrow, schools and other local amenities. This will make for a great family home or a great but to let investment. Call now to book your slot...

t. 020 8573 4663 f. 020 8561 2606 w. www.simpleEA.com e. info@simpleEA.com

Clevedon Gardens, Cranford, TW5



80.17 sqm / 862.94 sqft

16.67 sqm / 180.20 sqft

0.84 sqm / 9.04 sqft

0.00 sqm / 0.00 sqft



Spec Verified floorplans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Photos and gardens are illustrative only and excluded from all area calculations. Do not round up, numbers may not add up precisely. All measurements shown for the individual rooms length and width. See the maximum points of measurement captured on the scan.

www.simple.co.uk

www.simple.co.uk

spec id: 5638f7e7c0f3c0f0de1723678

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

UB3 3ES Coldharbour Ln, Hayes Take Pump Ln to The Pkwy/A312 4 min (1.0 mi)
 Follow The Pkwy/A312 to Clevedon Gardens in Hounslow 7 min (2.3 mi) Follow
 Clevedon Gardens to your destination in Cranford 1 min (0.2 mi) TW5 9TT
 Clevedon Gardens, Cranford, Hounslow

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if the position is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.