



Marshall Close, Hounslow, TW4 5HJ
Offers Over £455,000

A two bedroom end-of-terrace house with potential to extend to the side and rear (STPP), situated at the end of this ever popular cul-de-sac located off Wellington Road South with access to local shops, bus routes and Heathland school. The accommodation comprises, on the ground floor, lounge, kitchen/breakfast room and conservatory, on the first floor two generous sized bedrooms and modern shower/wet room. The property also benefits from double glazed windows, central heating, front, side and rear gardens with potential to extend to the side (STPP). Offered to the market with no onward chain and internal viewing is strongly recommended.

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Enclosed Entrance Porch

Door to...

Entrance Hallway

Laminate flooring. radiator, stairs to first floor, understairs cupboard.

Lounge

Front aspect double glazed window, power point, radiator, fire, shelving into recess, laminate flooring.

**Kitchen**

Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, built-in hob and oven, space for washing machine, dishwasher and fridge, part tiled walls, radiator, laminate flooring, double glazed windows and door to conservatory.

Conservatory



Rear aspect double glazed window, double glazed door to garden.

First Floor Landing

Access to loft, cupboard housing tank, doors to rooms.

Bedroom One



Front aspect double glazed window, radiator, overstairs cupboard, further cupboard.

Bedroom Two



Rear aspect double glazed window, radiator, power point, built-in cupboard.

Shower/Wet Room



Low level w/c, wash hand basin, wall mounted shower unit, tiled walls, radiator, rear aspect double glazed window.



Rear Garden



Concrete path rest laid to lawn with shrub borders, timber shed.

Outside

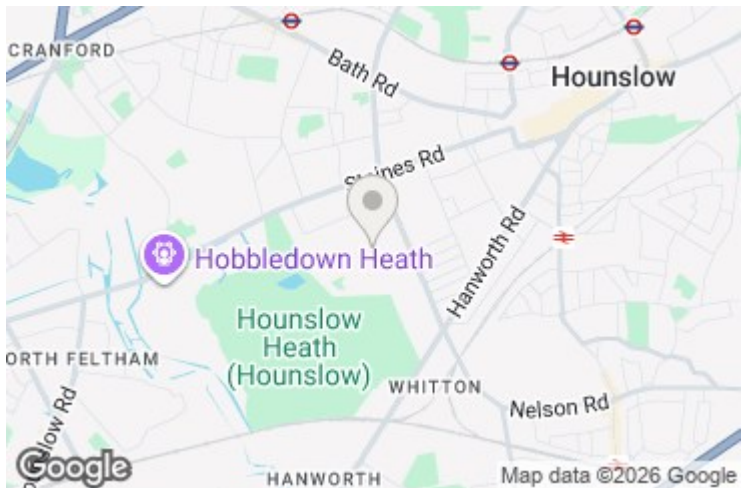


Side Garden



Front

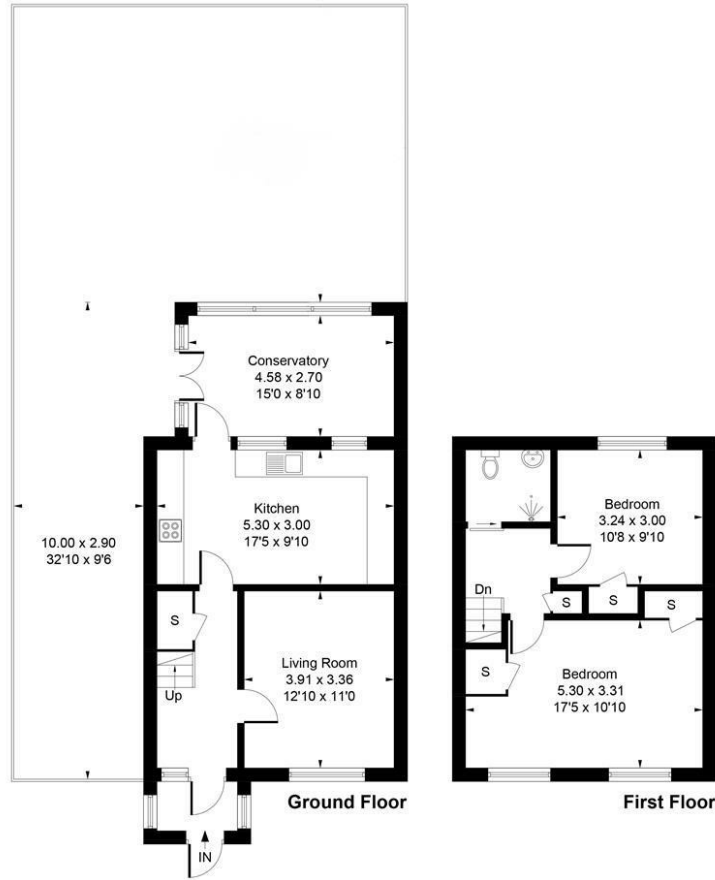
Concrete path, crazy pave area with shrub borders, side access.



Potential to extend (STPP), side access, pathway, laid to lawn area.

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Approximate Gross Internal Area
91.99 sq m / 990 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.

Produced by jcphtographystudio.com



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