



## **Clipstone Road, Hounslow, TW3 3BS**

**Guide Price £650,000**

A unique end terrace cottage with adjoining workshop/barn and additional strip of land with potential for development (stpp). The property is ideally located off the Bath Road with easy access to Hounslow Town Centre and Hounslow Central Train Station. The accommodation of the cottage comprises two bedrooms, two reception rooms, kitchen, downstairs bathroom. Benefits include front garden with off street parking, rear garden and an adjoining timber workshop/barn with double doors. The property is in need of modernisation and is sold with no chain.

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## The Cottage

### Entrance Hallway

Tiled flooring, radiator, door to garden and further doors leading through to...

### Front Reception



Front and side aspect window, open fireplace, stripped floorboards, storage cupboard with electric fuse box.

### Rear Reception



Side aspect window, radiator, understairs storage cupboard, further cupboard housing meter, stripped floorboards.

### Kitchen



Rear aspect window, base unit with 1 1/2 bowl sink with mixer tap, gas cooker point, space for washing machine, part tiled walls, tiled flooring.

## Bathroom



Panel enclosed bath, hand wash basin, bidet, w/c, tiled walls and flooring, radiator, front aspect window.

## First Floor Landing

Doors to...

## Bedroom One



Front aspect window, radiator, fitted wardrobes, stripped floorboards.

### Bedroom Two



Front aspect window, stripped floorboards.

### Outside

#### Front

Block driveway with off street parking for one car.

#### Rear Garden



Approx 60ft in length. The property has scope to extend double storey to the side (subject to planning permission).

### The Workshop/Barn



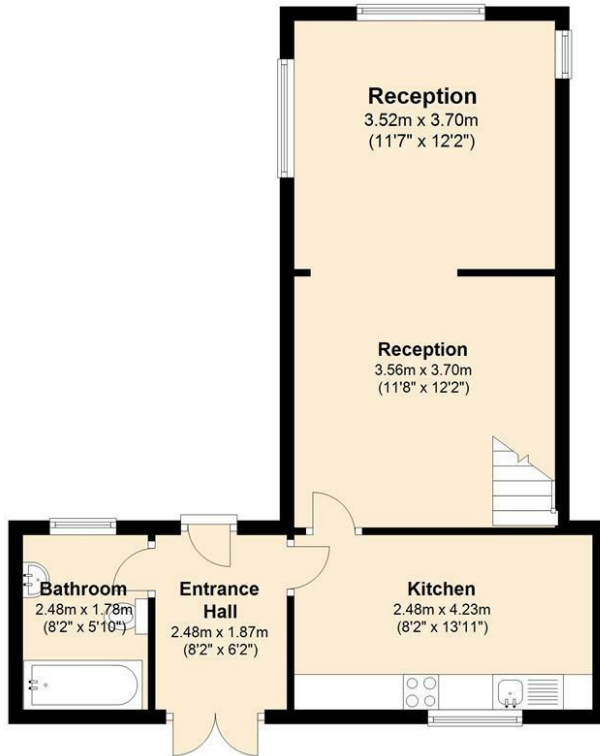
Adjoining the cottage, timber constructed with double doors.





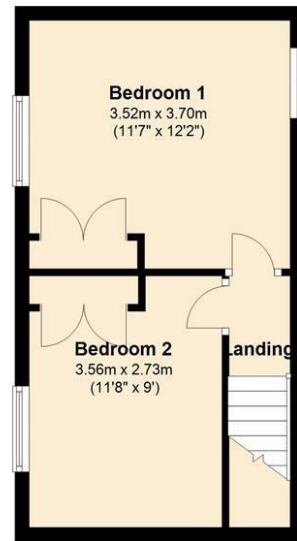
### Ground Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



### First Floor

Approx. 26.6 sq. metres (286.0 sq. feet)



Total area: approx. 73.5 sq. metres (791.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the plan contained here, measurements of door, window, room and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>32</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>77</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>27</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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