



**Fir Tree Road, Hounslow, TW4 7HH**  
**£650,000**

An extended three/four bedroom detached family home situated within a quiet cul-de-sac location off Martindale Road and within easy access to local shops. Hounslow West tube station, shopping centre and restaurants are all close by. The accommodation comprises a through lounge, extended family room (currently being used as a bedroom), re-fitted modern fitted kitchen/breakfast room, separate utility room, shower/wet room, on the first floor three generous sized bedrooms and family bathroom. Outside rear and side garden accessed from two sides, front garden with off street parking and access to garage. The property also benefits from double and some secondary glazed windows, gas central heating and further potential to extend (stpp).

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**Enclosed Entrance Porch**

Tiled flooring and lighting, door to...

**Entrance Hallway**

Radiator, stairs to first floor, understairs storage cupboard, doors to rooms.

**Through Lounge/Diner**



Front aspect double and secondary glazed window, radiator, power point, two further side aspect double and secondary glazed windows, power points.

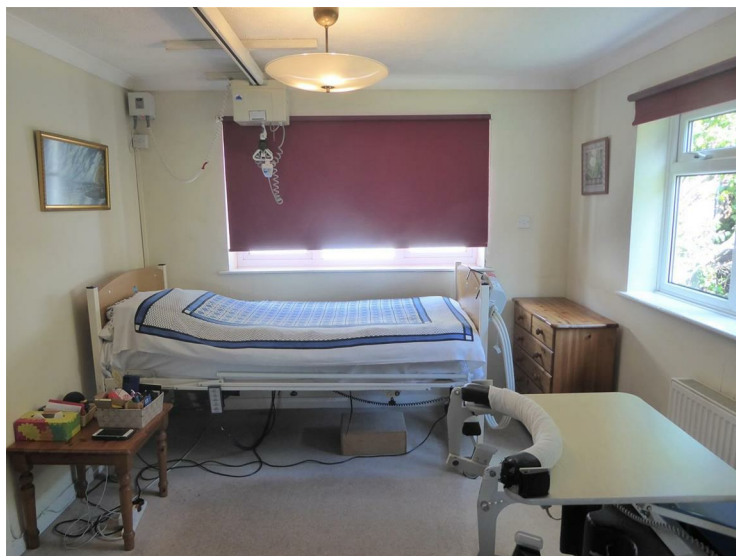


**Dining Area**



Radiator, serving hatch and double opening doors to...

**Family Room/Bedroom Four**



Rear and side aspect double glazed window, radiator, power point.

**Extended Re-Fitted Modern Kitchen/Breakfast Room**



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and extractor hood, splashback, built-in oven and further eye and base level units. splashback, power points, radiator, tiled flooring, through to..



**Utility Room**

Space for washing machine and dryer, tiled flooring, built-in cupboards, wall mounted boiler double glazed window. double glazed door to garden and door to...

**Shower Room/Wet Room**



Tiled walls, wall mounted shower unit, wash hand basin, low level w/c, double glazed window.

**First Floor Landing**

Side aspect double glazed window, doors to rooms.



**Bedroom One**

Front aspect double and secondary glazed window, radiator, radiator, power point, access to loft space.

**Bedroom Two**

Rear aspect double and secondary glazed window, built-in wardrobes with sliding doors and dressing area, radiator.

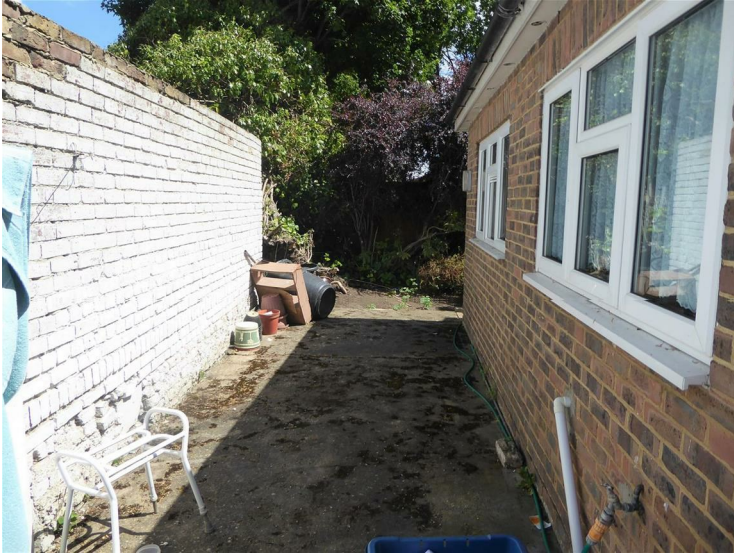
**Bedroom Three**

Front aspect double and secondary glazed window.

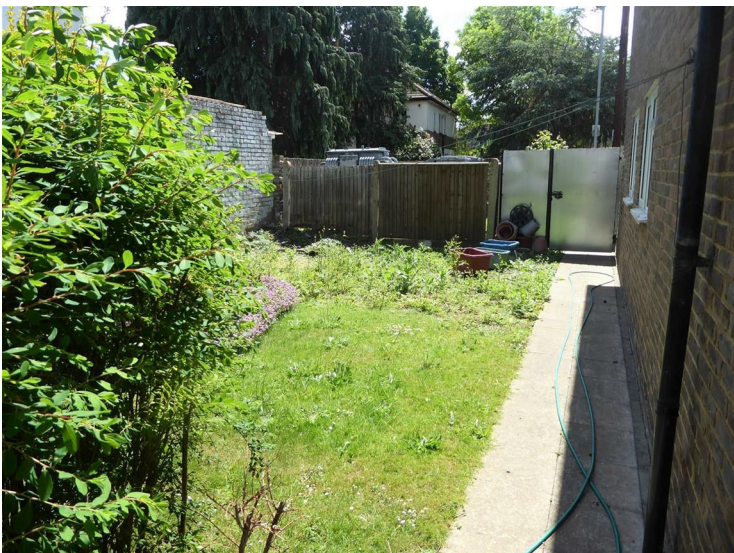
**Family Bathroom**

White suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, low level w/c, double glazed window, , tiled walls and flooring.

**Outside**

**Rear**

Side access, concrete area.

**Side**

Paved area, rest mostly laid to lawn, access to front.

**Front**

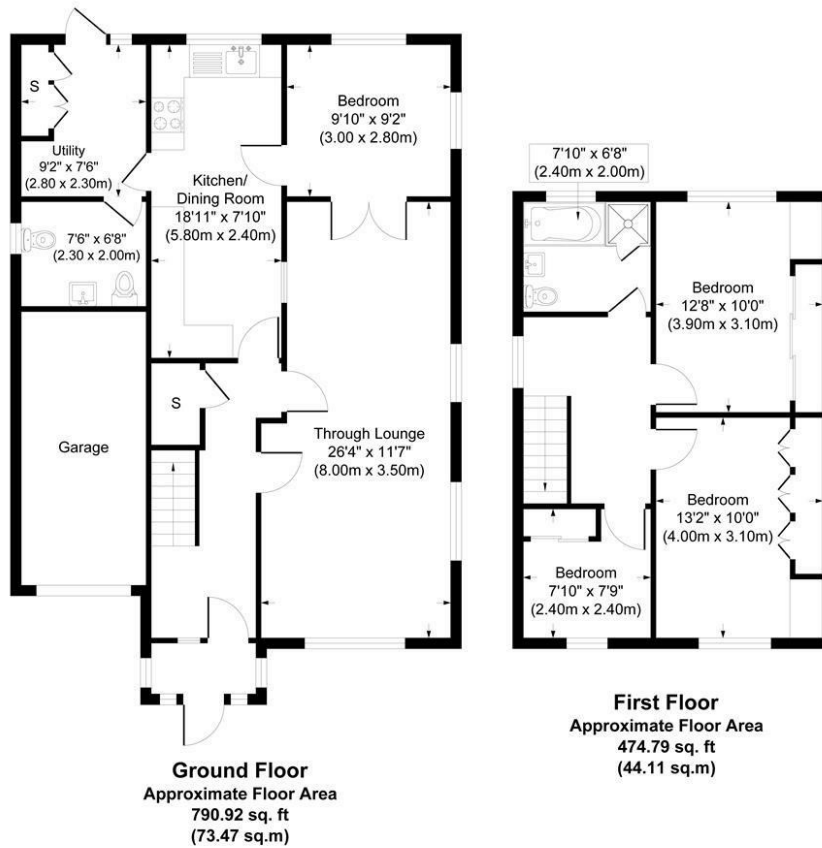
Off street parking and access to garage.

**Garage**

With up and over door.

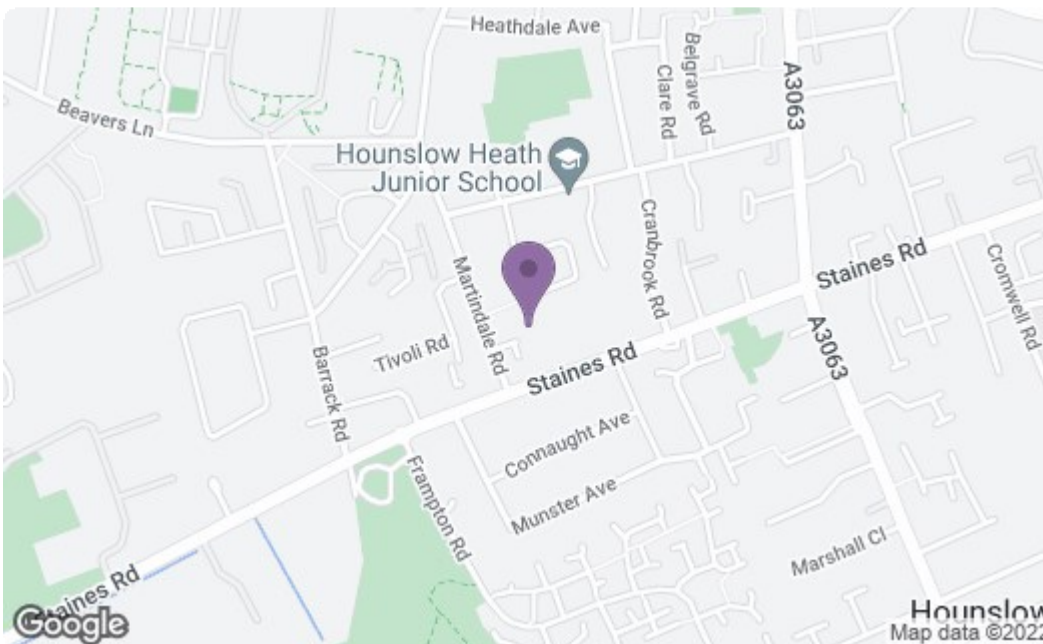


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**Approx. Gross Internal Floor Area 1265.71 sq. ft / 117.58 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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