



## Clairvale Road, Hounslow, TW5 9AF

**Offers Over £550,000**

An extended three bedroom semi-detached family home situated in this ever popular residential cul-de-sac location with easy reach of Heathrow Airport, Hounslow West tube station, local shops, schools and bus routes. The accommodation comprises, on the ground floor reception one, reception two leading to extended L-shaped kitchen/diner and shower room, on the first floor three bedrooms and family bathroom. Outside driveway with off street parking for at least two cars and a generous sized rear garden. The property also benefits from double glazed windows and central heating. An internal viewing is highly recommended.

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## Description

Occupying a desirable plot, this impressive family home, offering approximately 1042sq. ft. of living accommodation (to include out building) arranged over two floors. It is designed with contemporary comforts and quality fittings.

Please refer to floorplan.

The ground floor accommodation is arranged to provide excellent entertaining space with the principal reception rooms opening off the spacious reception hall and enjoying direct access to the kitchen/breakfast room which flow seamlessly into the family room.

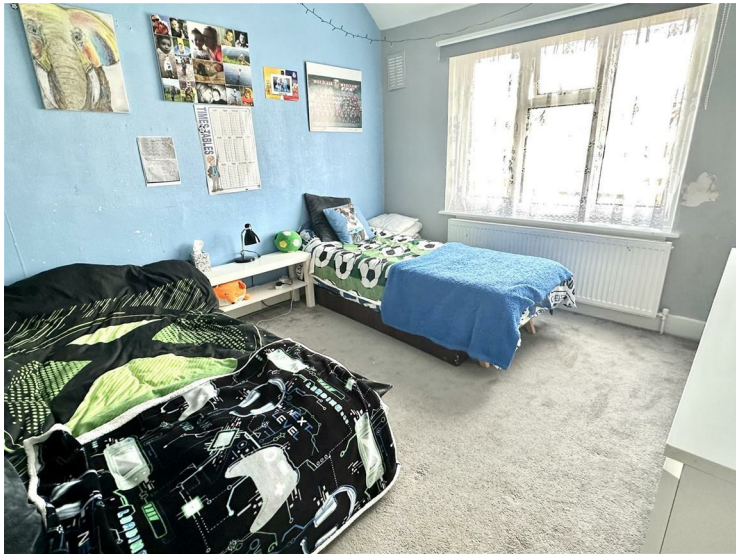
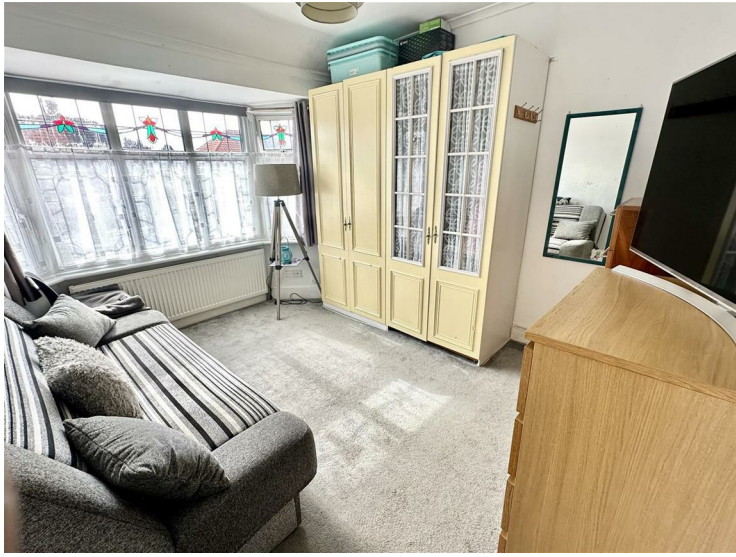
The stylish kitchen/breakfast room which has been individually designed and comprehensively fitted with a range of units; laminate worktops, five burner hob, ample space for a dining table and integrated oven. The French door from the kitchen/breakfast room overlooks the well maintained and large rear garden. The shower room completes the arrangement to the ground floor.

The first floor comprises of a fabulous master bedroom with bay windows, two further bedrooms and a family bathroom. The loft can be accessed via the landing (note this could be converted to create addition accommodation subject to gaining the relevant planning permissions)

Externally, there is a driveway parking to the front of the property and a good sized (75ft) rear garden with a paved sun terrace spanning the entire width of the house (ideal for 'Alfresco dining and relaxation), range of plants and shrubs and the rest of the garden laid to lawn. The property benefits of having side access via the side wooden gate with a path leading to the brick built out building.

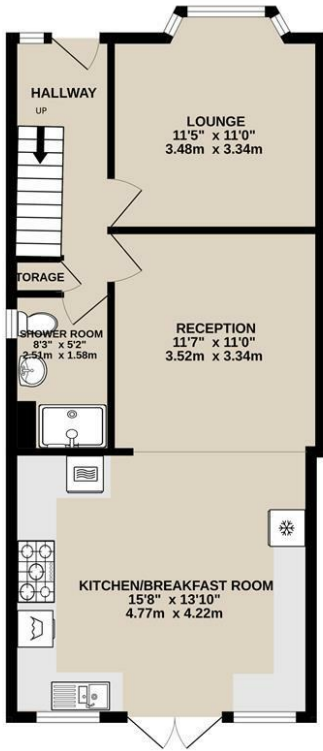




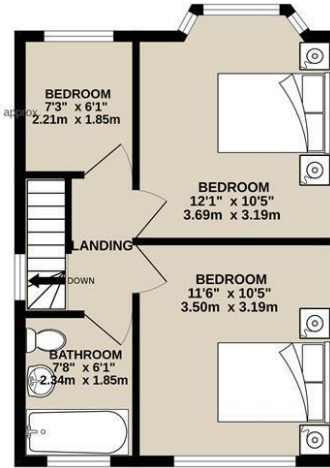




GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.

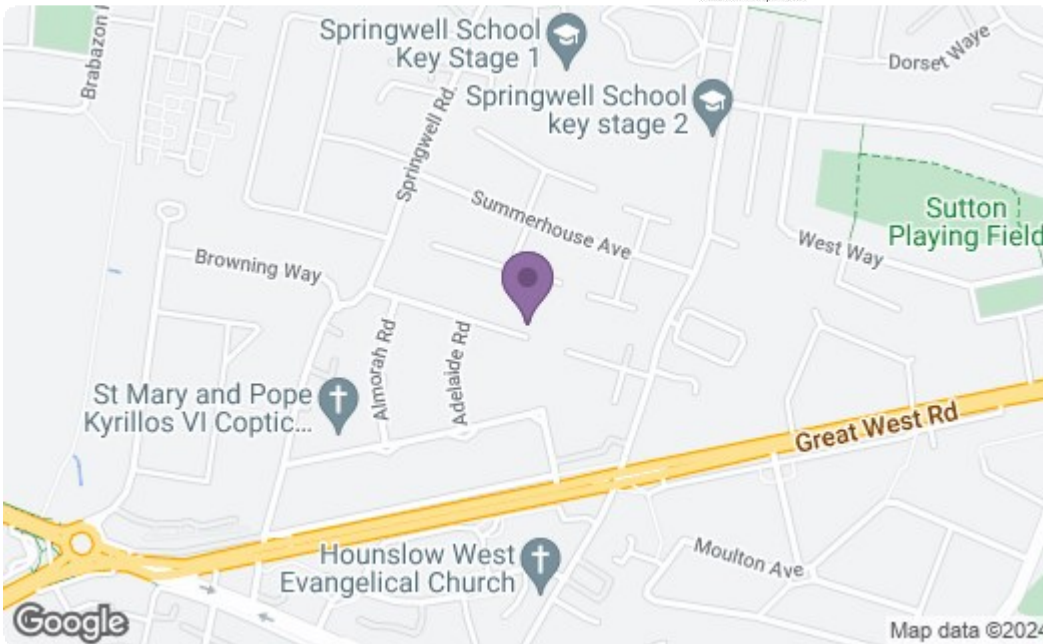


1ST FLOOR  
374 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, 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)	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			
<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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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