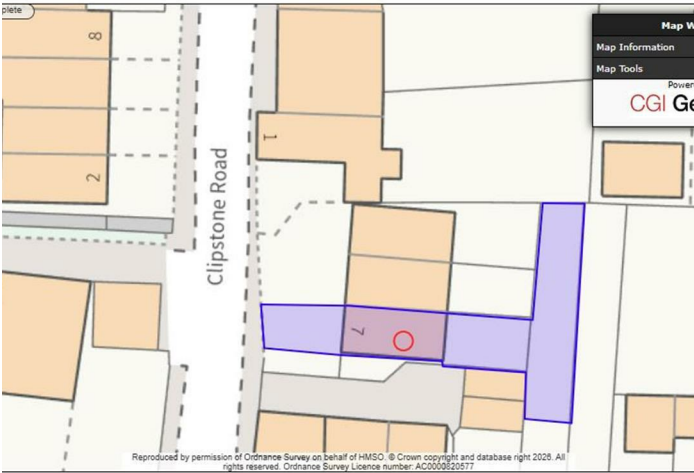




Clipstone Road, Hounslow, TW3 3BS
Guide Price £475,000

DBK
ESTATE AGENTS



Ideally located within walking distance of Hounslow Central Station and Hounslow High Street come this charming and well-presented end of terrace home.

The accommodation offers three bedrooms (principal bedroom with its own en-suite shower room), a spacious reception room, a contemporary newly fitted kitchen finished to a modern standard. The ground floor further benefits from a convenient guest WC and a modern family bathroom serves the remaining bedrooms.

There is access to a unique T-shaped rear garden measuring approximately 65ft x 36ft, offering an excellent outdoor space for entertaining, family enjoyment and gardening. To the front, there is a driveway which provides off-street parking.

Located in the heart of Hounslow, the property offers excellent access to local amenities, shops, cafes, and restaurants along the High Street. Transport links are superb, with Hounslow Central Underground Station and multiple bus routes within walking distance, providing easy travel across London and to Heathrow Airport. The area is popular with families, thanks to nearby reputable schools and a strong community feel, making it a highly desirable West London location. For motorists, the M4/ M25 can be found within a short drive.

Key Features

- Charming End of Terrace Home
- Unique T Shaped Rear Garden - Approx. 65' x 36'
- Three Bedrooms - Master Bedroom with Ensuite
- Contemporary Newly Fitted Kitchen
 - Large Reception Room
 - First Floor Family Bathroom
 - Additional Ground Floor WC
- Driveway for Off Street Parking
- Well Presented Throughout
- Walking Distance to Hounslow Central Station + Hounslow High Street



GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.

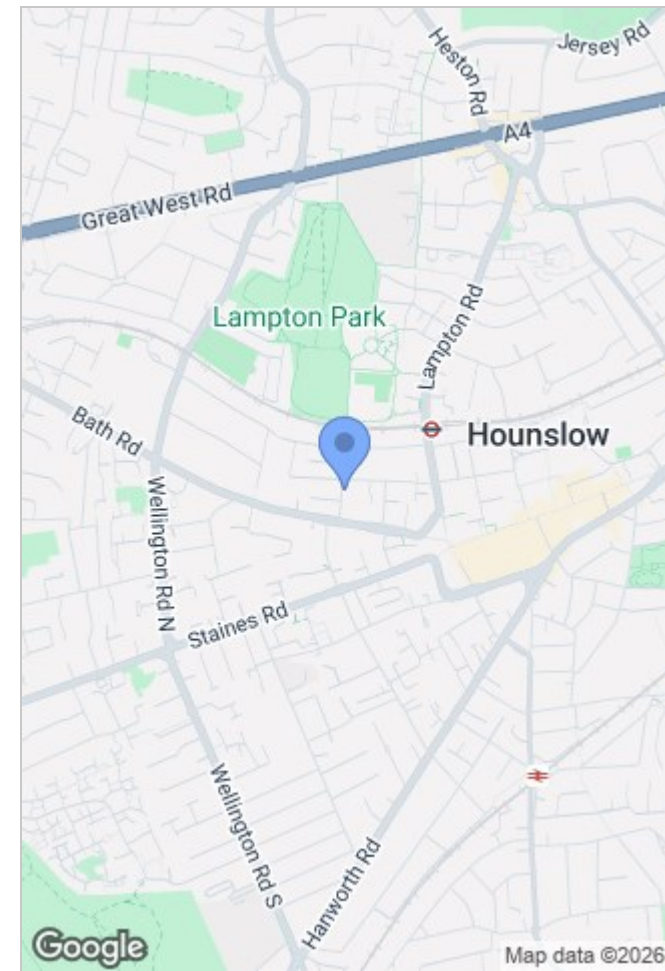


TOTAL FLOOR AREA : 724sq.ft. (67.3 sq.m.) approx.

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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1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	