

AKS
ESTATES



Clairvale Road Hounslow

£624,950

Freehold

This delightful semi detached house offers a perfect blend of comfort and convenience. The property has been thoughtfully extended to provide a spacious living environment, boasting an impressive 1,258 square feet of well designed space.

Upon entering, you are greeted by a through lounge, ideal for both relaxation and entertaining guests. The extended kitchen and dining area is a standout feature, providing ample room for family meals and gatherings. This area is perfect for those who enjoy cooking and socialising, with plenty of natural light enhancing the warm atmosphere.

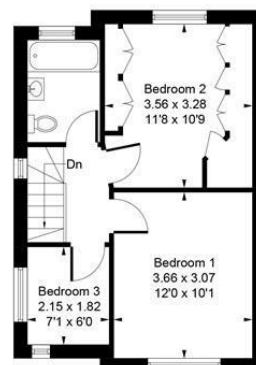
The house comprises three well proportioned bedrooms, offering a peaceful retreat for family members or guests. Additionally, the property benefits from both a downstairs shower room and an upstairs bathroom, ensuring convenience for busy households.



Approximate Gross Internal Area = 93.08 sq m / 1002 sq ft
 Outbuilding = 23.82 sq m / 256 sq ft
 Total = 116.90 sq m / 1258 sq ft



Ground Floor



First Floor

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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		64
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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