



**Clare Road, Hounslow, TW4 7AT**  
**Guide Price £399,950**

**DBK**  
ESTATE AGENTS



**SOLD BY DBK!**

Nestled in the peaceful no through road comes this terrace property offering scope for development (stpp) and No Onward Chain!

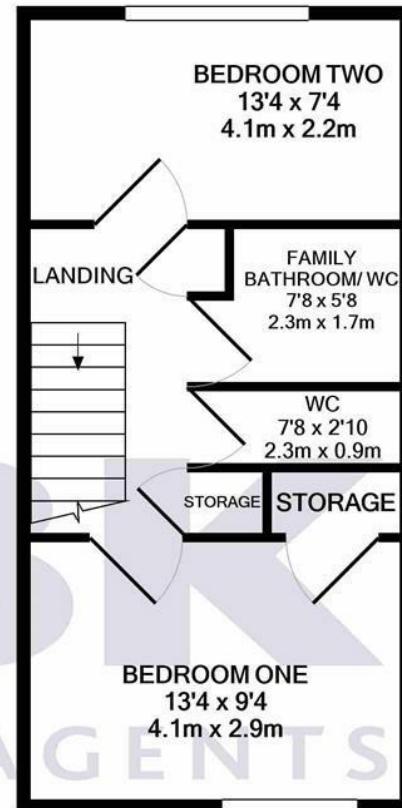
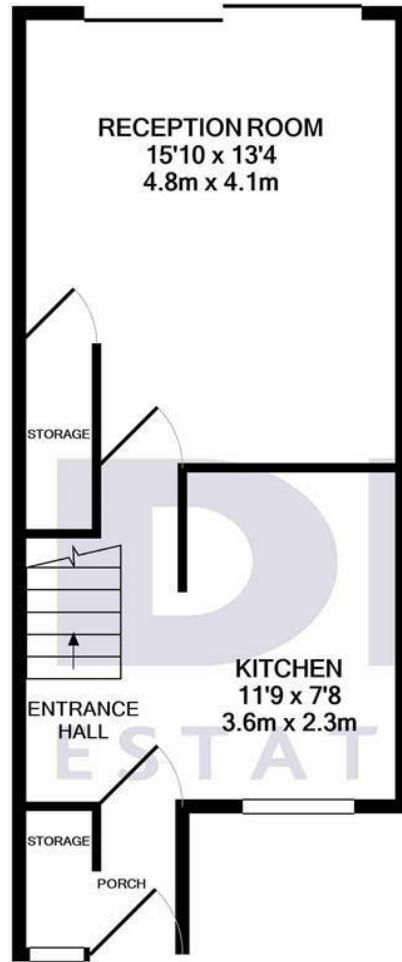
Currently the property comprises of two double bedrooms, a large reception room, kitchen with open plan dining area and family bathroom suite. In addition, the property benefits from a rear garden with rear gated access, a front garden with storage and on street parking.

Sited within walking distance to Hounslow West Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4 and M4 can be found within proximity. The property falls within the catchment for various local reputable schools such as The Heathlands School, St Mark R.C School, Hounslow Heath Infant & Nursery School.

## Key Features

- No Onward Chain
- Terrace Property - 764 Sq.Ft
- Larger than Average Accommodation
  - Two Double Bedrooms
  - Large Reception Room
  - Kitchen with Dining Area
  - Family Bathroom/ WC
  - Ample Storage
- Front + Rear Gardens + On Street Parking
- Hounslow West Station 0.4 miles





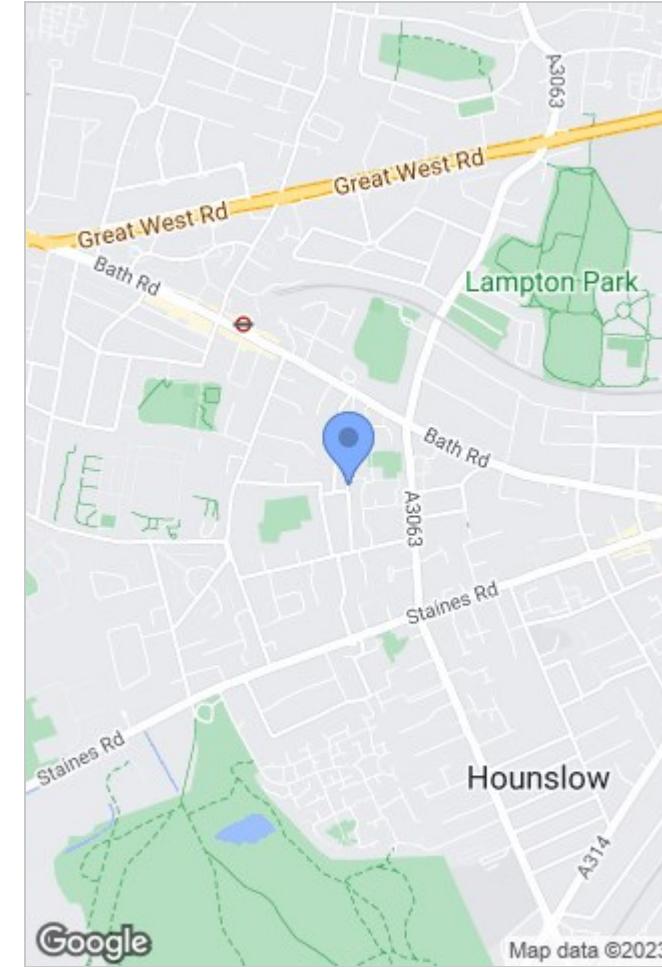
1ST FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.1 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 SQ.M.)

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. 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 |                         | 91                      |
| (81-91)   | B |                         |                         |
| (69-80)   | C | 76                      |                         |
| (55-68)   | D |                         |                         |
| (39-54)   | E |                         |                         |
| (21-38)   | F |                         |                         |
| (1-20)  | G |                         |                         |
| Not energy efficient - higher running costs                     |   |                         |                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |                         |
| (92 plus)   |   |                         |                         |
| (81-91)   |   |                         |                         |
| (69-80)   |   |                         |                         |
| (55-68)   |   |                         |                         |
| (39-54)   |   |                         |                         |
| (21-38)   |   |                         |                         |
| (1-20)  |   |                         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |                         |
| England & Wales   |   | EU Directive 2002/91/EC | EU Directive 2002/91/EC |