

# HUNTERS<sup>®</sup>

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Green Lane

Hounslow, TW4 6EE

Guide Price £230,000

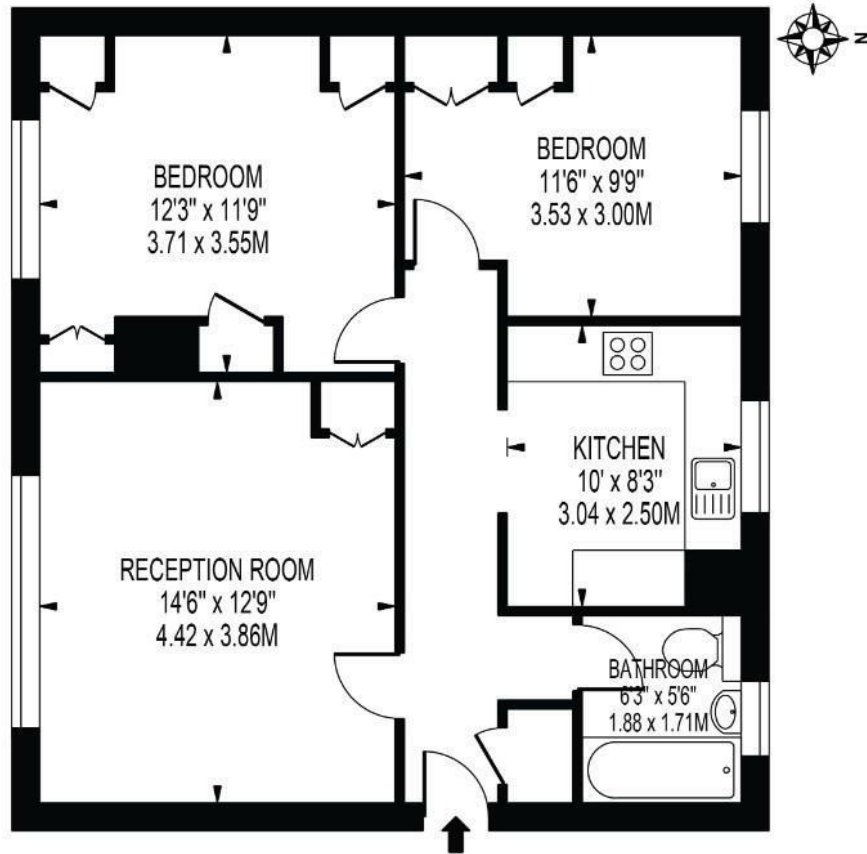


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## CLEMENTS COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 657 SQ FT - 61.08 SQ M



### SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Nestled in the heart of Hounslow, this charming two double bedroom flat in Clements Court offers a delightful blend of comfort and convenience. Built in the 1950s, this well-maintained property spans an impressive 657 square feet, providing ample space for modern living.

Upon entering, you are welcomed by a spacious reception room, perfect for relaxation or entertaining guests. The separate fitted kitchen is both functional and inviting, making meal preparation a pleasure. Each of the two double bedrooms is thoughtfully designed, featuring built-in wardrobes that maximise storage space while maintaining a tidy appearance. The family bathroom is conveniently located, catering to the needs of residents and guests alike.

Residents of Clements Court benefit from residential parking, ensuring that your vehicle is secure and easily accessible. The location is particularly advantageous, with Hounslow high street easily reachable, offering a variety of shops, restaurants, and local amenities. For those who rely on public transport, Hatton Cross and Hounslow West stations, both on the Piccadilly Line, are within easy reach, providing excellent connections to central London and beyond. Additionally, motorists will appreciate the straightforward access to the A4, M4, and M25, making commuting a breeze.

This flat is an ideal choice for first-time buyers, small families, or investors seeking a property in a vibrant and well-connected area. With its blend of space, functionality, and prime location, this apartment at Clements Court is not to be missed. Viewings are highly recommended.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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