



Blackberry Farm Close, Hounslow, TW5 9EH

Offers In The Region Of £779,999

An extended 6 bedroom semi-detached property situated in this popular residential location with access to local shops, schools and various transport links. The accommodation comprises on the ground floor, through lounge, extended kitchen/diner, utility room, bedroom six, cloakroom and shower room, on the first floor five bedrooms and family bathroom. Outside front garden providing off street parking and rear garden with brick built playroom/gym. The property benefits from double glazed windows, central heating and is offered for sale with no onward chain.

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Enclosed Porch

Double glazed door and window, tiled flooring, front door to...

Entrance Hallway

Understairs storage cupboard, radiator, wood flooring, door to lobby.

Cloakroom

Low level w/c, pedestal wash hand basin, heated towel rail, tiled flooring, extractor fan.

Through Lounge 15' x 11'10" (4.57m x 3.61m)

Front aspect double glazed window, radiator, wood flooring, French doors to kitchen/diner.

Kitchen/Diner 23'5" x 17'6" (7.14m x 5.33m)

Sink unit with mixer tap and cupboard below, further range of floor and wall units, 6 ring range cooker with hood above, space and plumbing for washing machine, two radiators, part tiled walls, wood flooring.

Lobby

Door to...

Bedroom Six

Front aspect doors to front, radiator, wood flooring.

Shower Room

Shower area with wall mounted shower unit and mixer tap, pedestal wash hand basin, low level w/c, heated towel rail, extractor fan, tiled flooring.

Utility Room 7'102 x 8'2" (2.13m x 2.49m)

Megaflow system, radiator.

First Floor Landing

Bedroom One

Rear aspect double glazed window, fitted wardrobes, laminate flooring, radiator.

Bedroom Two 15'0 x 10'5" (4.57m x 3.18m)

Front aspect double glazed window, fitted wardrobes, laminate flooring, radiator.

Bedroom Three 9'7" x 7'6" (2.92m x 2.29m)

Front aspect double glazed window, fitted wardrobes, laminate flooring, radiator.

Bedroom Four 12'6" x 8'1" (3.81m x 2.46m)

Fitted wardrobes, laminate flooring, radiator.

Bedroom Five 12'3" x 7'10" (3.73m x 2.39m)

Rear aspect double glazed window, fitted wardrobes, laminate flooring, radiator.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, hand was basin with vanity unit, low level w/c, heated towel rail, extractor fan, tiled flooring.

Outside

Front

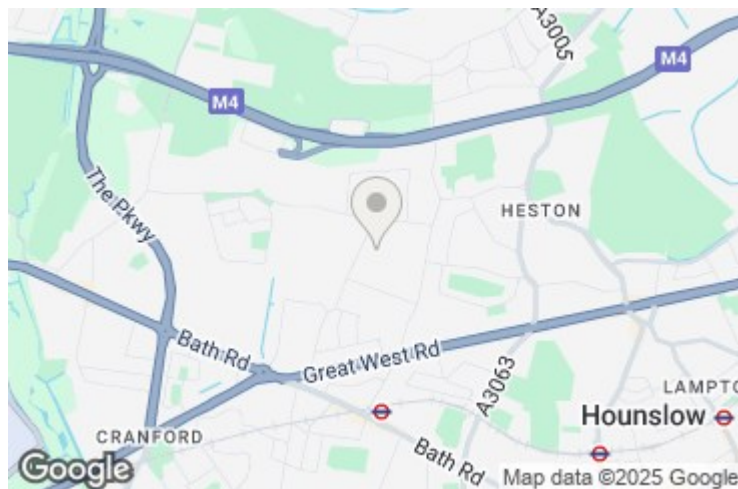
Block paved providing off street parking for 2/3 cars.

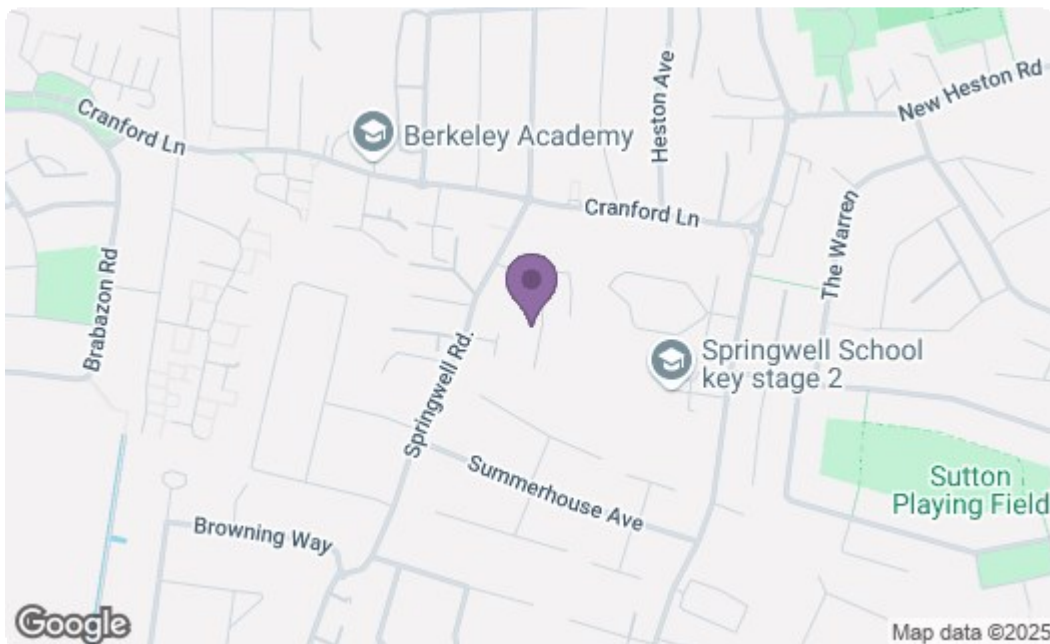
Rear Garden 27' approx (8.23m approx)

Block paved, tap, leading to...

Brick Built Playroom/Gym 24'4 x 12'4 (7.42m x 3.76m)

Power and lighting, laminate flooring, two radiators, storage unit.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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