



**Ivanhoe Road, Hounslow, TW4 7JH**  
**£999,950**

**CASH BUYERS ONLY!** An extended family home situated within walking distance of Hounslow West tube station, shopping centre, bus routes and restaurants. The accommodation comprises, in the main house on the ground floor, two separate reception rooms, kitchen, extended dining area, conservatory, cloakroom/shower room, on the first floor three bedroom and a family bathroom, on the second floor loft room/bedroom four. Outside off street parking, rear garden and to the rear of the property an outhouse which currently has two studios and an adjacent further studio (not inspected). To the side of the main property you have a separate dwelling, which comprises, on the ground floor two studios and on a first floor a further studio. Please call for more details and further information.

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### Entrance Porch

Leading to...

### Entrance Hallway

Radiator, stairs to first floor.

### Reception One

Front aspect double glazed window, laminate flooring

### Reception Two

Radiator, laminate flooring.

### Extended Dining Area

Radiator, power point, double glazed door to...

### Conservatory

Sink unit with mixer tap, space for washing machine, wall mounted units, door to garden.

### Kitchen

Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, space for dishwasher and fridge/freezer, tiled flooring, double glazed window.

### Cloakroom/Shower Room

Low level w/c, wash hand basin, shower cubicle.

### First Floor Landing

#### Bedroom One

Double glazed window, power point, built-in wardrobes.

#### Bedroom Two

Double glazed window, radiator, built-in wardrobes.

#### Bedroom Three

Double glazed window, radiator.

### Family Bathroom

Panel enclosed bath, wash hand basin, low level w/c, tiled flooring.

### Second Floor

#### Loft Room/Bedroom Four

Skylight.

### Outside

#### Rear Garden

Paved patio area, rest laid to lawn.

#### Front

Driveway providing off street parking.

### OUTHOUSE / REAR DWELLINGS

#### Unit One

Bedroom and lounge area. Kitchen area comprising single drainer sink unit with mixer tap and cupboard below, further units, tiled walls. Bathroom comprising panel enclosed bath, low level w/c, wash hand basin.

#### Unit Two

Bedroom and lounge area. Kitchen area comprising single drainer sink unit with mixer tap and cupboard below, further units, tiled walls. Bathroom comprising panel enclosed bath, low level w/c, wash hand basin.

#### Unit Three

Not Seen.

### 31A IVANHOE ROAD SIDE DWELLING

Front door to Entrance Hallway, leading to...

#### Studio One

STUDIO ROOM with double glazed window

KITCHEN AREA single drainer sink unit with cupboard below, further wall and floor mounted units, built-in hob.

SHOWER ROOM wash hand basin, low level w/c, shower unit.

#### Studio Two

STUDIO ROOM window.

KITCHEN AREA Single drainer sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in oven.

SHOWER ROOM wash hand basin, low level w/c, shower cubicle.

#### Stairs leading to....

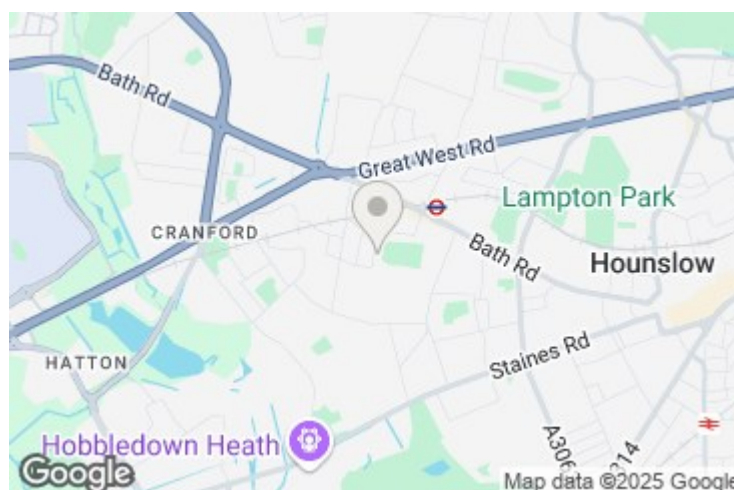
#### Studio Three

LOUNGE AREA window, power points.

KITCHEN AREA

BEDROOM AREA window, door to...

ENSUITE Tiled enclosed shower cubicle, low level w/c, wash hand basin.



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