



## Westbrook Road, Hounslow

Offers In Excess Of  
**£450,000**  
Freehold

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- GARAGE/WORKSHOP IN REAR GARDEN
- EXCELLENT LOCATION
- HUGE DEVELOPMENT OPPORTUNITY (STNPO)
- 90FT REAR GARDEN WITH SIDE ACCESS
- FRONT GARDEN WITH POTENTIAL FOR OFF STREET PARKING (STNC)
- CLOSE TO GOOD SCHOOLS

\*\* OPEN DAY FULLY BOOKED \*\*

Robert Luff brings to the market a fantastic opportunity to purchase this bright and spacious three-bedroom semi-detached family home with ample opportunity to modernise, develop and extend (stpp).

Situated in the heart of Heston village it's close to a wide range of shops, Heston Library and Heston Pools & Fitness. Westbrook Primary School (rated Good by Ofsted) is minutes away and Heston Community School (rated Good) is also close by.

Internally, the ground floor comprises a porch, entrance hallway leading to a good-sized reception room and a dining/kitchen area with patio doors leading onto a large private rear garden and garage/workshop.

**Robert  
Luff & Co**  
Sales | Lettings | Commercial

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## Accommodation

Porch 8'11" x 5'7" (2.74 x 1.71)

Living Room 17'8" x 15'6" (5.39 x 4.74)

Kitchen Diner 21'10" x 12'9" (6.68 x 3.89)

Bedroom One 15'5" x 10'7" (4.71 x 3.25)

Bedroom Two 12'6" x 11'7" (3.83 x 3.55)

Bedroom Three 8'9" x 7'2" (2.68 x 2.19)

Bathroom 5'9" x 5'11" (1.77 x 1.82)

Garden

### AGENTS NOTES

Tenure: Freehold

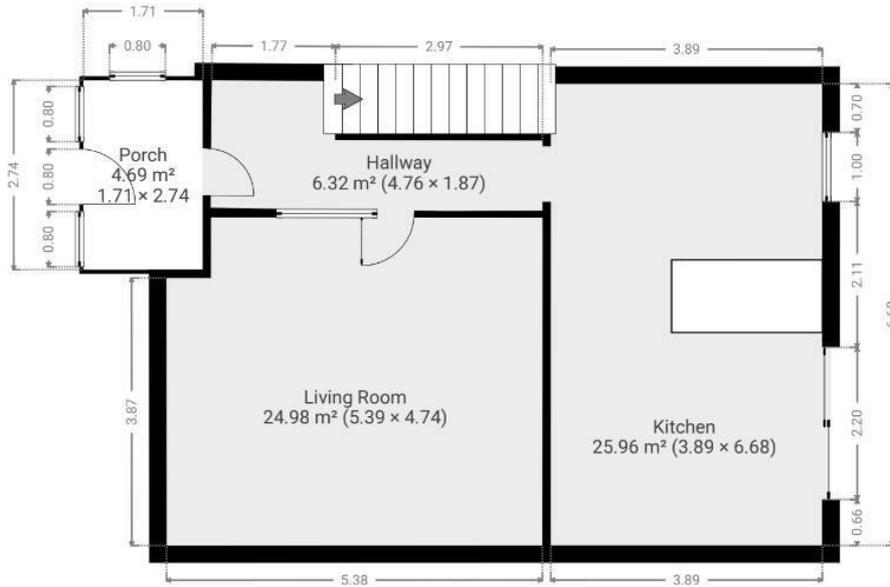
Council Tax: Band D

EPC: TBC



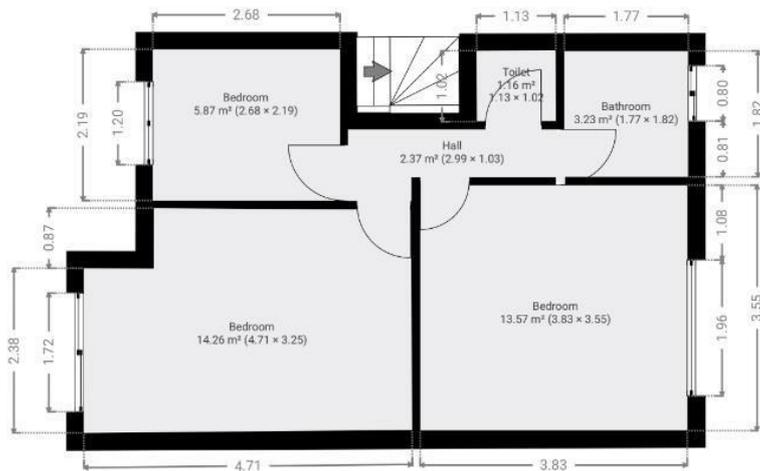
## ▼ Ground Floor

TOTAL AREA: 57.23 m<sup>2</sup> • LIVING AREA: 57.23 m<sup>2</sup> • ROOMS: 2



## ▼ 1st Floor

TOTAL AREA: 40.42 m<sup>2</sup> • LIVING AREA: 40.42 m<sup>2</sup> • ROOMS: 3



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.