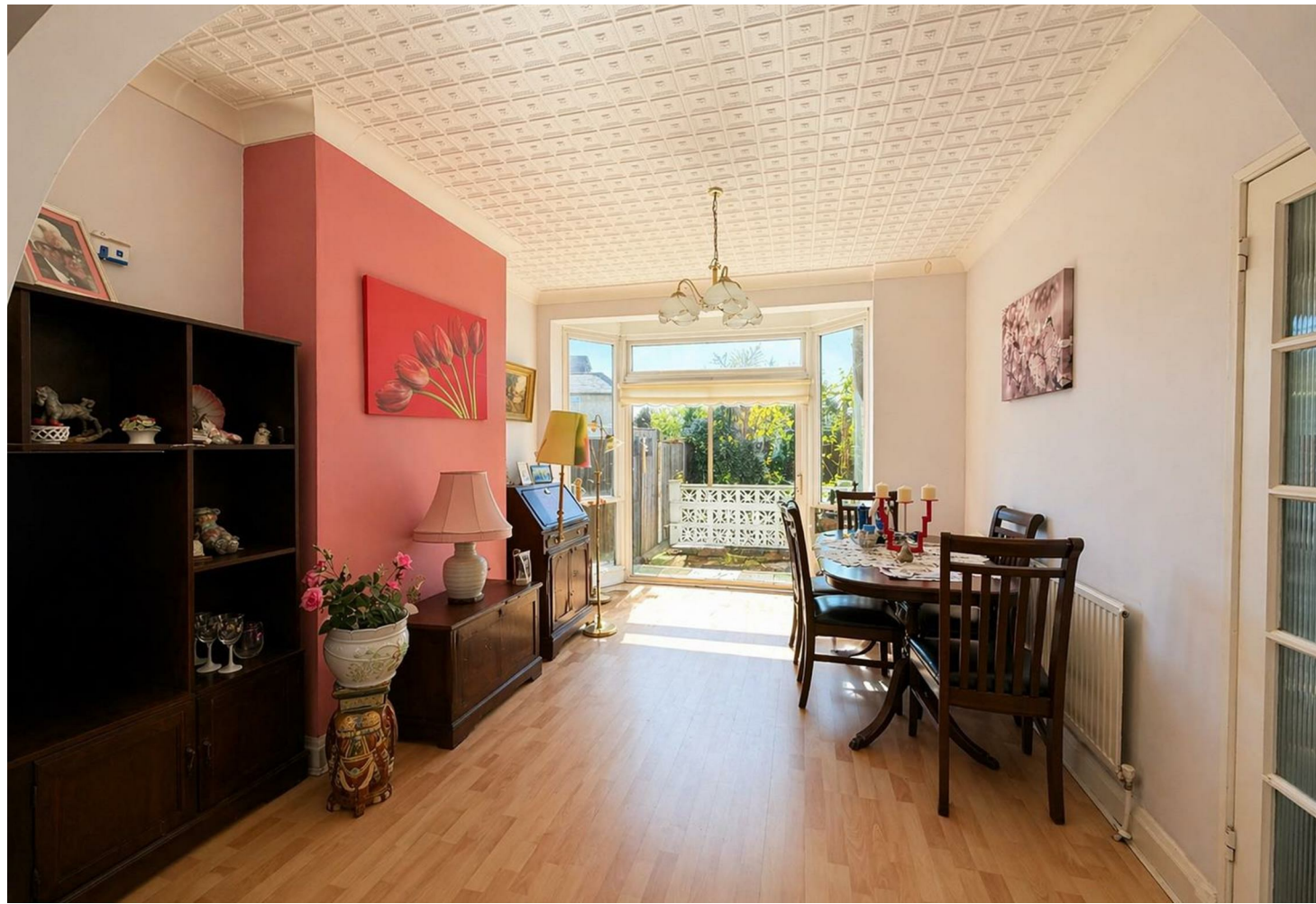




**Central Avenue, Hounslow, TW3 2QJ**  
**Guide Price £510,000**

**DBK**  
ESTATE AGENTS



Offered to the market CHAIN FREE, this well-presented terrace property offers excellent potential to extend, subject to the necessary planning permissions and the added benefit of rear vehicle access and a car port.

The home features three bedrooms, a spacious through lounge and a modern fitted kitchen. Upstairs, the bedrooms are complemented by a chic, contemporary family bathroom suite finished to a high standard.

Externally, the property benefits from a front garden and lengthy rear garden. On-street parking is also available via permit.

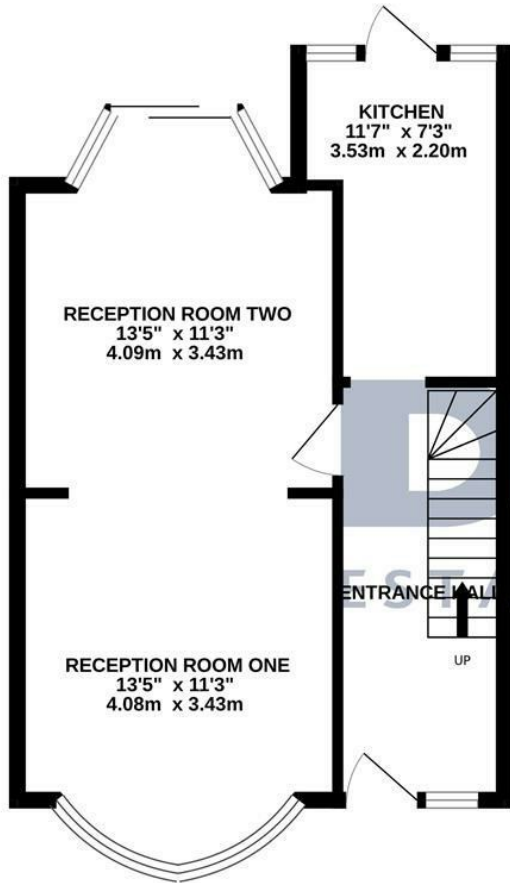
Situated on the fringes of Twickenham, the property lies moments from Twickenham Stadium and an ample array of local amenities such as Tesco Extra as well as Whitton High Street and Hounslow Town Centre. For those commuting to The City Hounslow Overground Station can be found within 0.4 miles. The property also falls within the catchment for local reputable schools such as Spring Grove Primary School scoring OUTSTANDING BY OFSTED. For motorists the A4 and A316 can be found within a short drive.

## Key Features

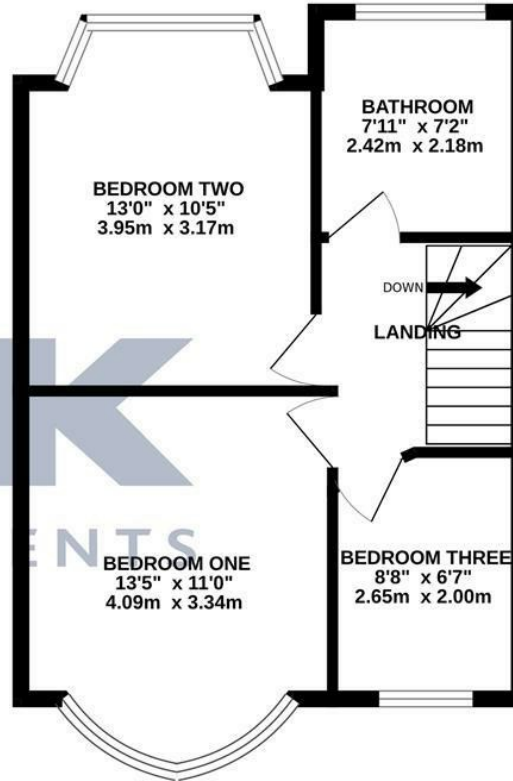
- Chain Free
- Terrace Property
- Car Port + Rear Vehicle Access
- Three Bedrooms
- Through Lounge
- Modern Fitted Kitchen
- Chic Family Bathroom Suite
- Front Garden
- Street Parking - Permit Required
- Potential to Extend (stpp)



GROUND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.

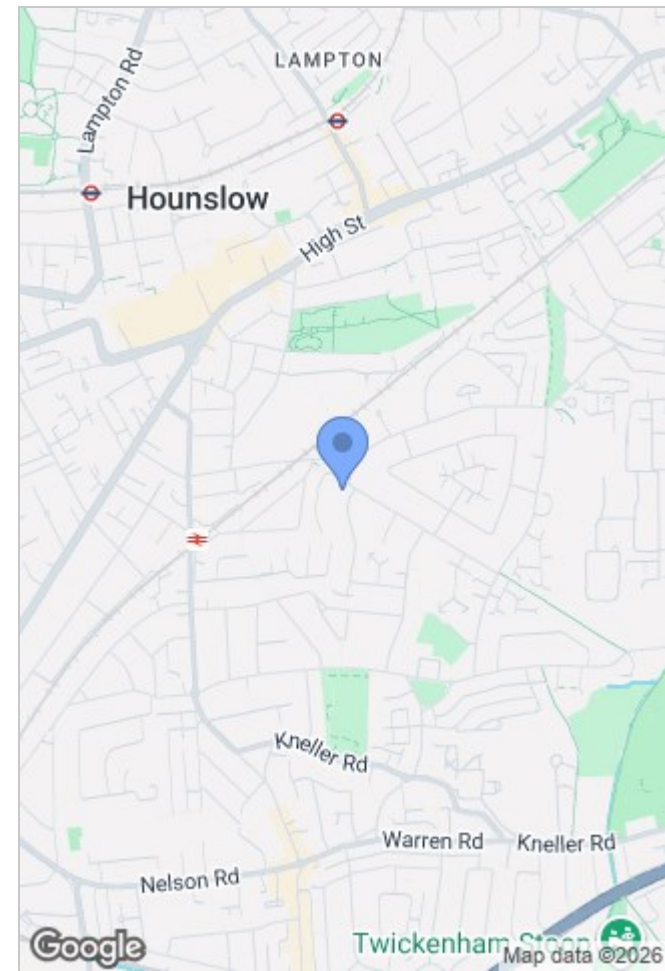


1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 67                      | 77        |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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