



**Legrace Avenue, Hounslow, TW4 7RS**  
**Guide Price £720,000**

**DBK**  
ESTATE AGENTS





This well-presented and thoughtfully extended semi-detached home offers approximately 1,247 sq. ft. of versatile living space and combines generous proportions with further development potential, subject to planning consents.

Inside, you'll find four comfortable bedrooms, a bright and airy through lounge, and a spacious extended kitchen/diner, perfect for everyday living and entertaining. A separate utility room adds convenience, while the ground floor shower room complements the main family bathroom upstairs.

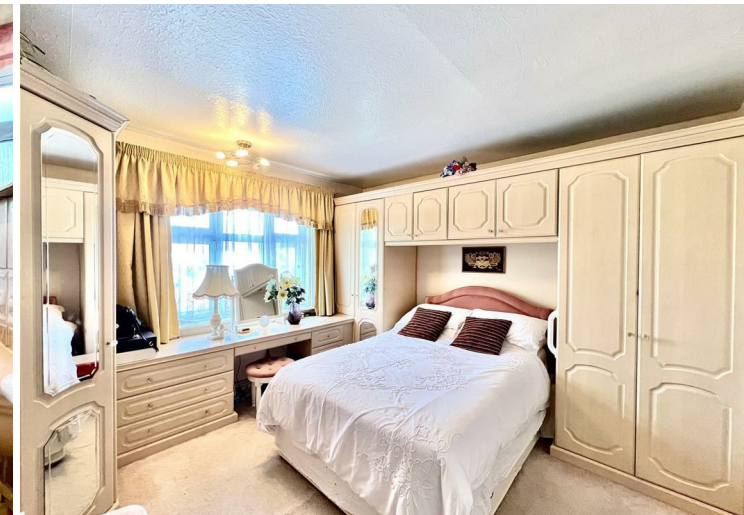
At the rear, a conservatory opens out to a long, mature garden offering plenty of space for relaxation and outdoor enjoyment. The front garden includes off-street parking, enhancing practicality.

Sited within walking distance to Hounslow West Underground the property is ideal for those commuting into The City as well as direct transport links to Heathrow Airport and neighbouring towns. The property also lies within minutes walk from the renowned Bath Road offering an ample array of local amenities and reputable schools nearby such as Hounslow Heath Infant and Nursery School and The Heathlands School. For motorists the A4/M4 and M25 can be found within a short drive.



## Key Features

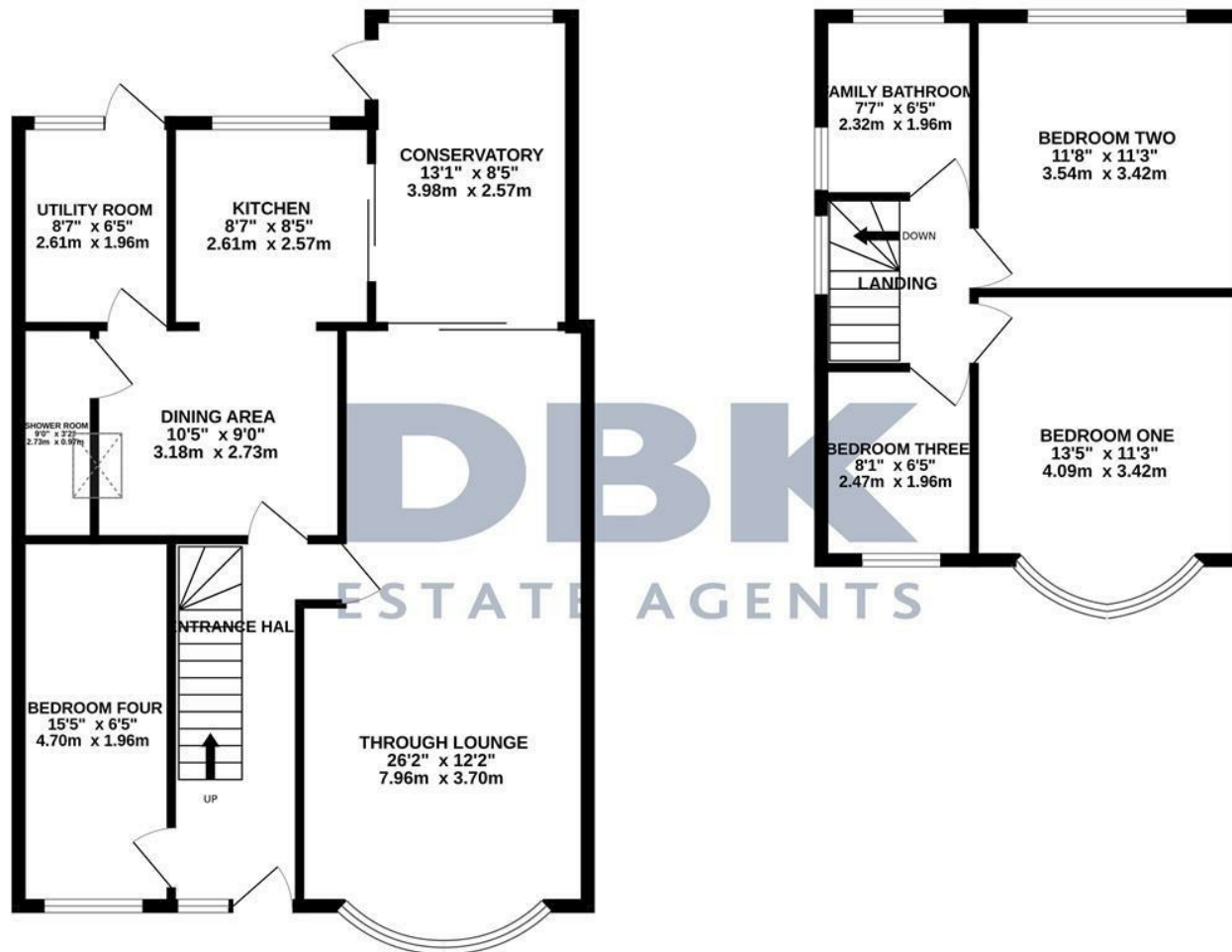
- **Extended Semi-Detached Home Circa 1,247 Sq.Ft**
  - **Good Order Throughout**
  - **Scope for Further Development (stpp)**
    - **Four Bedrooms**
    - **Through Lounge**
  - **Extended Kitchen/ Diner**
    - **Utility Room**
- **Family Bathroom + Ground Floor Shower Room**
  - **Conservatory**
- **Front Garden with Off Street Parking + Lengthy Rear Garden**





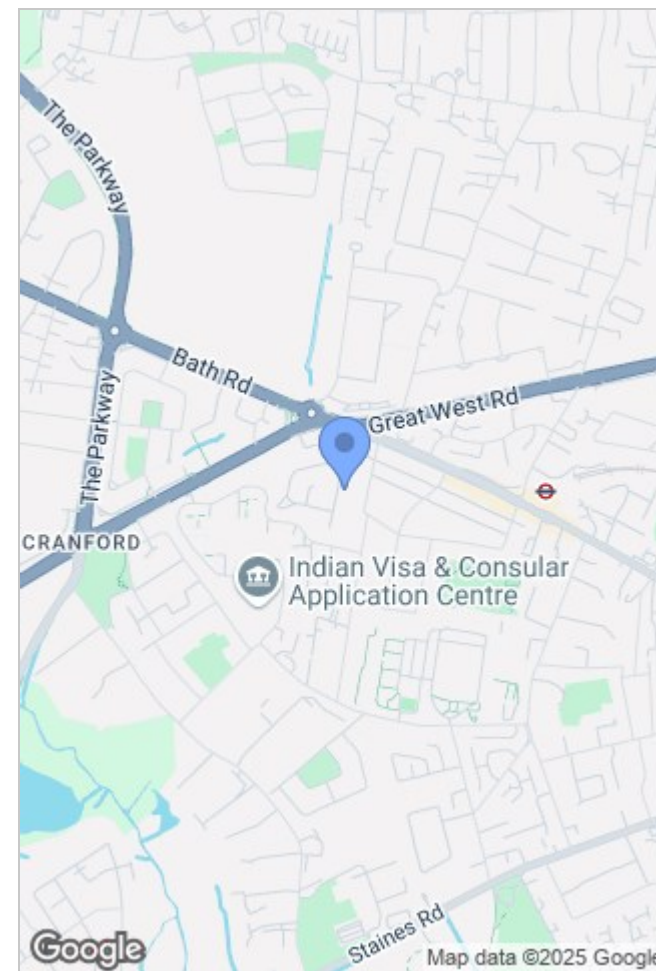
GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.

1ST FLOOR  
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1247 sq.ft. (115.8 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.  
Made with Metropix ©2025



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		
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) <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		
England & Wales		
EU Directive 2002/91/EC		

36 Bath Road, Hounslow, Middlesex, TW3 3EB  
Tel: 0208 570 4747  
Email: hounslow@dbkestates.com  
www.dbkestates.com