



**Upton Road, Hounslow, TW3 3HP**  
**Guide Price £620,000**

**DBK**  
ESTATE AGENTS





Set on a quiet no-through road, this beautifully extended end-of-terrace home is arranged over three floors and offers versatile living space throughout.

The ground floor features a bright through lounge and a generous kitchen offering ample storage and workspace. Upstairs, the home provides four well-proportioned bedrooms, including an impressive loft conversion with a principal bedroom and ensuite shower room. A chic and fashionable family bathroom serves the remaining bedrooms.

Outside, the landscaped rear garden offers a peaceful retreat with both side and rear access. The property further benefits from its own side space, a front garden and on-street permit parking.

Thoughtfully updated and well maintained, the property combines period charm with contemporary finishes, making it an ideal family home.

Perfectly situated within a short walk of Hounslow Town Centre offering an array of popular restaurants, cafes, leisure facilities and the Treaty Centre. For those commuting into Central London Hounslow Central Station (Piccadilly Line) and Hounslow Rail Station can be found in less than 0.5 miles as well as bus links to London Heathrow Airport and neighbouring towns. Local reputable schools include Lampton Academy, The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED.



## Key Features

- **Extended End of Terrace Home Arranged Three Floors**
  - **Own Side Space**
- **Four Bedrooms - Master in Loft with Ensuite**
  - **Through Lounge**
  - **Good Size Kitchen**
- **Chic + Fashionable Family Bathroom**
- **Landscaped Rear Garden with Side + Rear Access**
  - **Front Garden**
- **On Street Parking - Permit Required**
  - **Circa 1,182 Sq.Ft**





**KITCHEN**  
11'2" x 9'1"  
3.39m x 2.77m

**RECEPTION ROOM TWO**  
11'5" x 10'8"  
3.47m x 3.24m

**RECEPTION ROOM ONE**  
13'7" x 10'8"  
4.14m x 3.24m

STORAGE

UP

ENTRANCE HALL

**FAMILY BATHROOM**  
11'2" x 9'1"  
3.39m x 2.77m

**LANDING**  
DOWN

**BEDROOM THREE**  
11'5" x 8'5"  
3.48m x 2.56m

**BEDROOM TWO**  
14'1" x 11'5"  
4.28m x 3.48m

**BEDROOM FOUR**  
11'1" x 7'10"  
3.38m x 2.38m

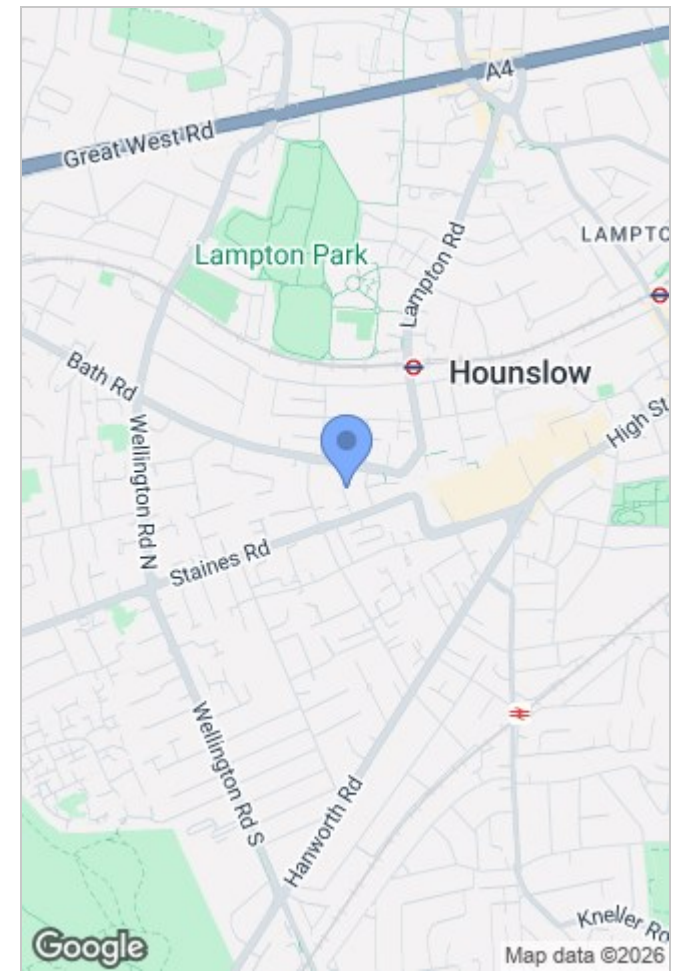
**STAIRS**  
DOWN

**ENSUITE**  
6'10" x 4'6"  
2.08m x 1.38m

**BEDROOM ONE**  
15'8" x 12'2"  
4.77m x 3.71m

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