



**Byron Avenue, Cranford, TW4 6LT**  
**Guide Price £569,950**

**DBK**  
ESTATE AGENTS





Offered with NO ONWARD CHAIN, this extended terrace home benefits from a rare flying freehold, allowing for larger rooms on the first floor.

The property features three generous double bedrooms, a bright and airy through lounge, and an extended kitchen/diner ideal for family living and entertaining. A brand new family shower room with WC is located on the first floor, complemented by a stylish ground floor WC for added convenience.

Outside, the lengthy rear garden offers ample space for relaxation and outdoor activities, complete with side gated access and a large brick-built shed. The front garden includes off-street parking for three vehicles, enhancing everyday practicality.

The property also offers further scope for development (subject to planning permission).

Conveniently located just a stone's throw away from major routes such as the M4, A4, A30, and A312, this property offers easy access to neighboring towns and The City. Additionally, London Heathrow Airport, Hatton Cross, and Hounslow West Underground Stations are all within a mile, making it an ideal location for commuters. Reputable schools and local amenities are conveniently located right at your doorstep.



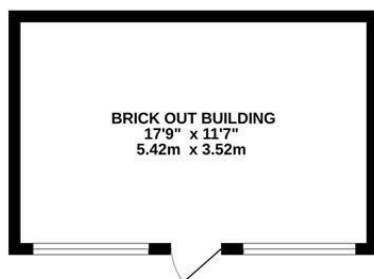
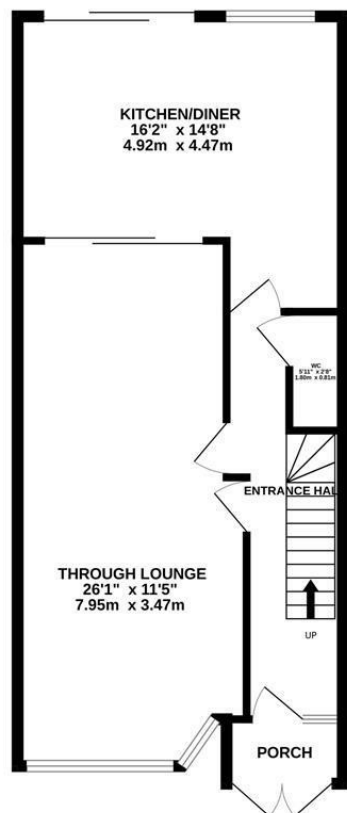
## Key Features

- **Extended Terrace Property + No Onward Chain**
- **Flying Freehold (Larger Rooms on the First Floor)**
  - **Three Double Bedrooms**
  - **Through Lounge**
  - **Extended Kitchen/ Diner**
- **Brand New Family Shower Room/ WC on First Floor**
  - **Chic Ground Floor WC**
- **Lengthy Rear Garden with Side Gated Access**
  - **Large Brick Built Shed**
- **Front Garden with Off Street Parking for Three Vehicles**

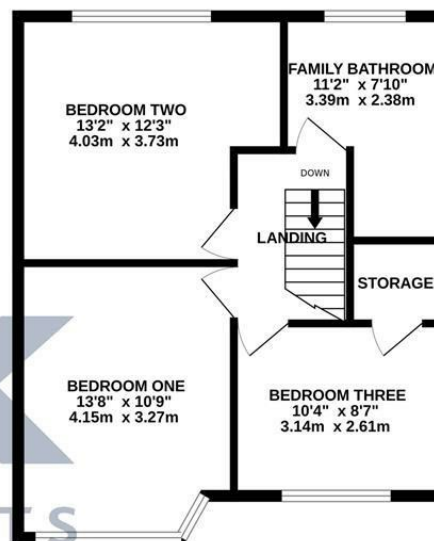




GROUND FLOOR  
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.2 sq.m.) approx.

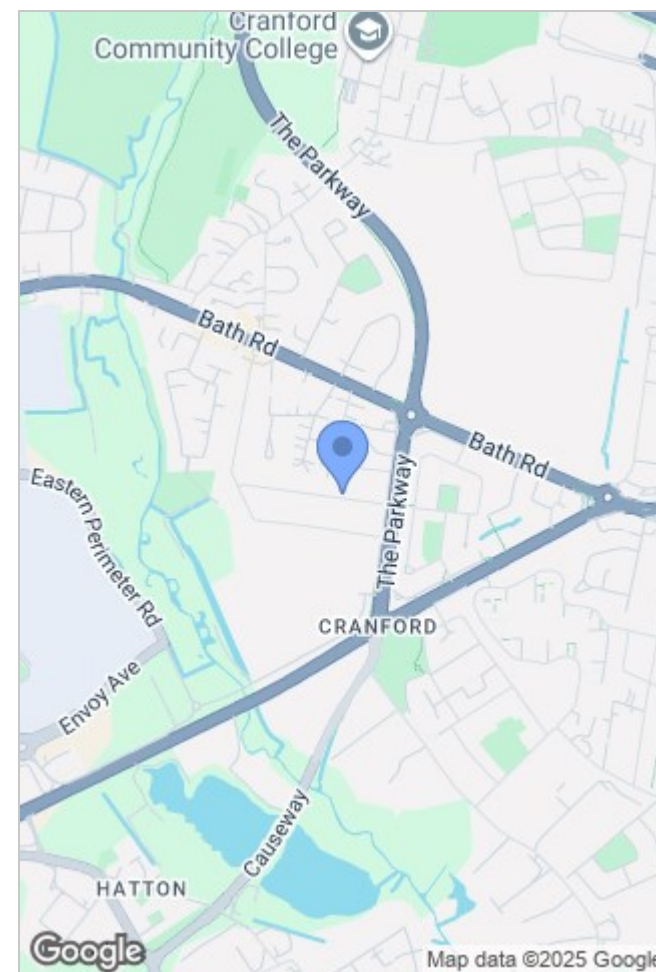


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TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.

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) <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	

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