



**Benson Close, Hounslow, TW3 3RA**  
**Guide Price £250,000**

**DBK**  
ESTATE AGENTS





## Benson Close, Hounslow, TW3 3RA

### Guide Price £250,000

Available to CASH BUYERS only and offered with NO ONWARD CHAIN, this split-level ground floor apartment presents a fantastic investment or refurbishment opportunity.

The property offers THREE generously sized bedrooms, a large reception room, and a kitchen with a dedicated dining area. A family shower room, ground floor WC, and ample storage throughout ensure practical and comfortable living.

Outside, the home benefits from a private front garden and a rear garden with gated access, providing both outdoor space and privacy. With a remaining lease of 70 years and on-street parking available, this apartment is ideal for those seeking a spacious home with potential.

Located on this prime location the property lies in the midst of Staines Road and Hanworth Road providing an ample array of local amenities and excellent transport links via Hounslow Overground Station and Hounslow Central Station. There are also ample bus links for routes around town, towards Heathrow and neighbouring areas. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED.



## Key Features

- **Cash Buyers Only + No Onward Chain**
- **Split-Level Ground Floor Apartment**
- **Rear Garden with Rear Gated Access**
  - **70 Years Lease**
  - **Three Bedrooms**
  - **Large Reception Room**
  - **Kitchen with Dining Area**
  - **Family Shower Room**
- **Ground Floor WC + Ample Storage**
- **Private Front Garden + On Street Parking**



### Lease

70 years remaining

### Service Charge

£1,022.34 per annum

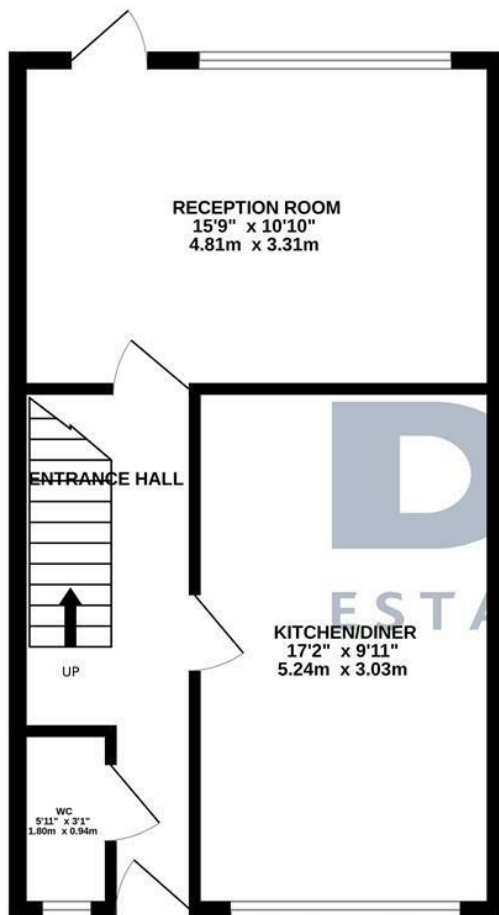
### Ground Rent

£10.00 per annum

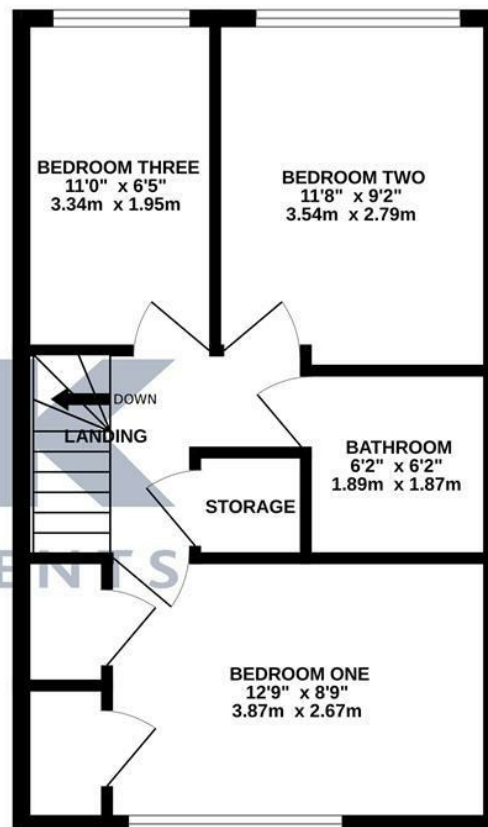




GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.

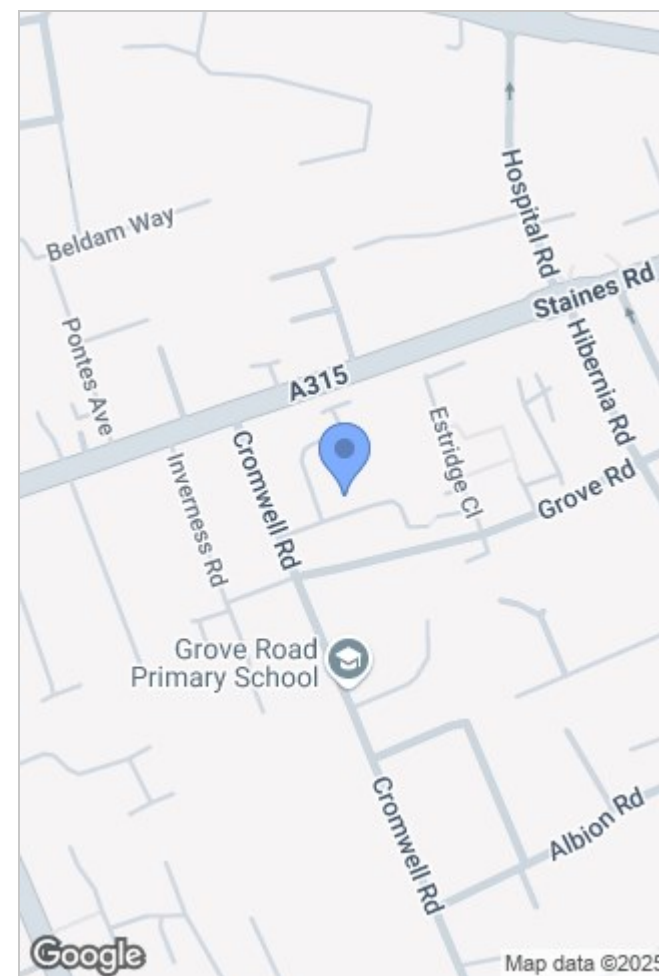


1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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		
(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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