



Hanworth Road, Hounslow, TW3 3SH
Guide Price £849,950

DBK
ESTATE AGENTS



0.29 Acre Plot | No Onward Chain | High-Yield Investment & Development Opportunity (STPP)

A rare opportunity to acquire a substantial detached property positioned on a generous circa 0.29 acre plot, offering immediate income potential and significant scope for redevelopment (subject to the necessary planning permissions).

Extending to approximately 1,933 sq. ft., the property is currently configured as a seven-bedroom multi-unit asset, with three bedrooms benefiting from ensuite facilities. Each room is fitted with its own kitchenette and holds separate council, presenting a strong foundation for continued multi-let investment. The property also benefits from two communal bathrooms and a communal kitchen area.

The expansive rear garden and side access present opportunities for extension, reconfiguration or potential new build development (STPP), subject to buyer due diligence. Externally, the property benefits from a large driveway providing ample off-street parking along with a side garage, further enhancing its suitability for multi-occupancy use or future redevelopment.

The existing configuration offers clear income-generating potential, while the overall plot size and layout provide substantial development upside.

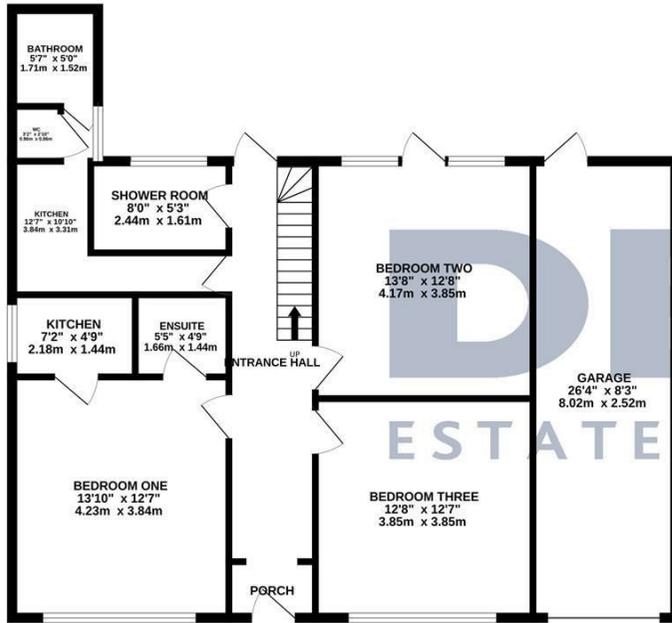
The property is located within a short walk to Hounslow Overground Station offering routes into The City as well bus routes to nearby towns. There are an ample array of local amenities on Hanworth Road and the close by Hounslow High Street. Local reputable schools include The Heathlands School scoring OUTSTANDING by OFSTED which is also sited within walking distance. For motorists the A4 and A316 can be found within a short drive.

Key Features

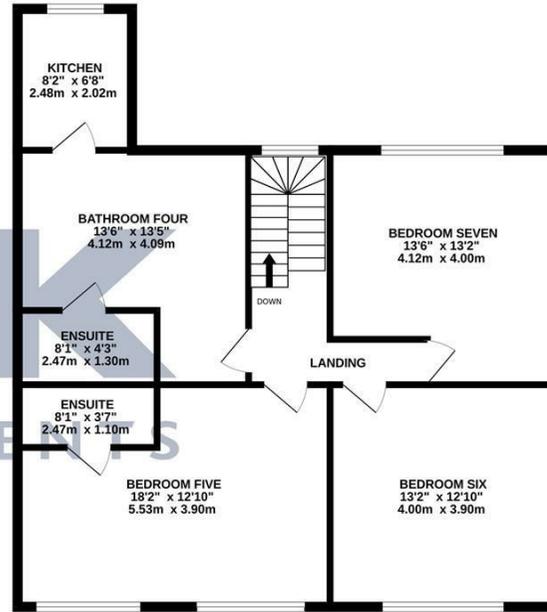
- Circa 0.29 Acres Plot + No Onward Chain
 - Development Opportunity (stpp)
 - Detached Property
- Seven Bedrooms (Three with Ensuites) + All with Sep. Council Tax
 - All Fitted with Kitchenettes
 - Two Communal Bathrooms
 - One Communal Kitchen
- Large Driveway with Ample Parking + Garage to Side
 - Expansive Rear Garden
 - Circa 1,933 Sq.Ft



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.

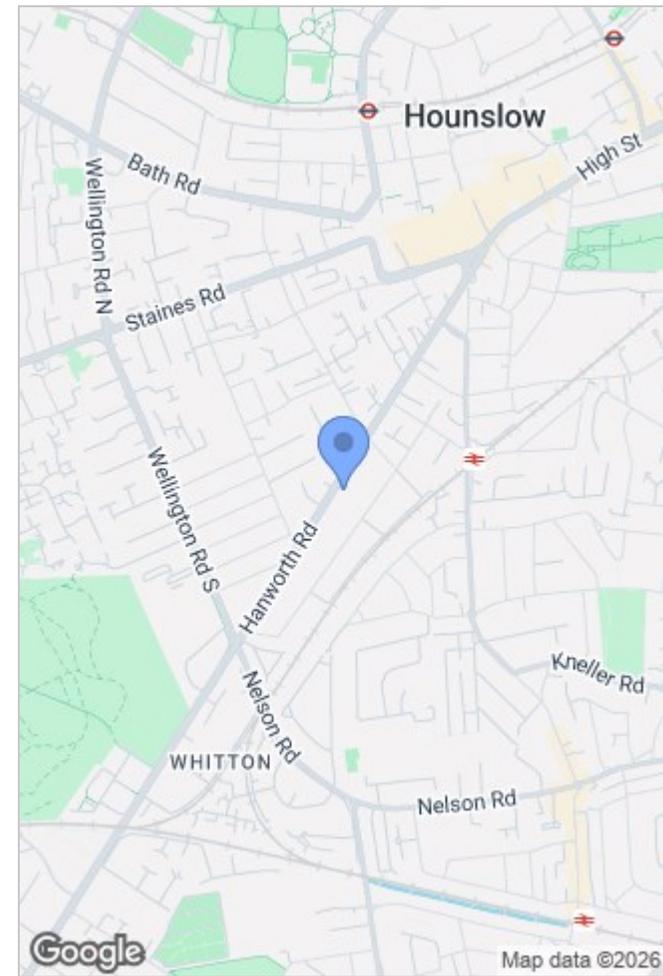


1ST FLOOR
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 1933 sq.ft. (179.6 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 | |
| | | 64 | 83 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |
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