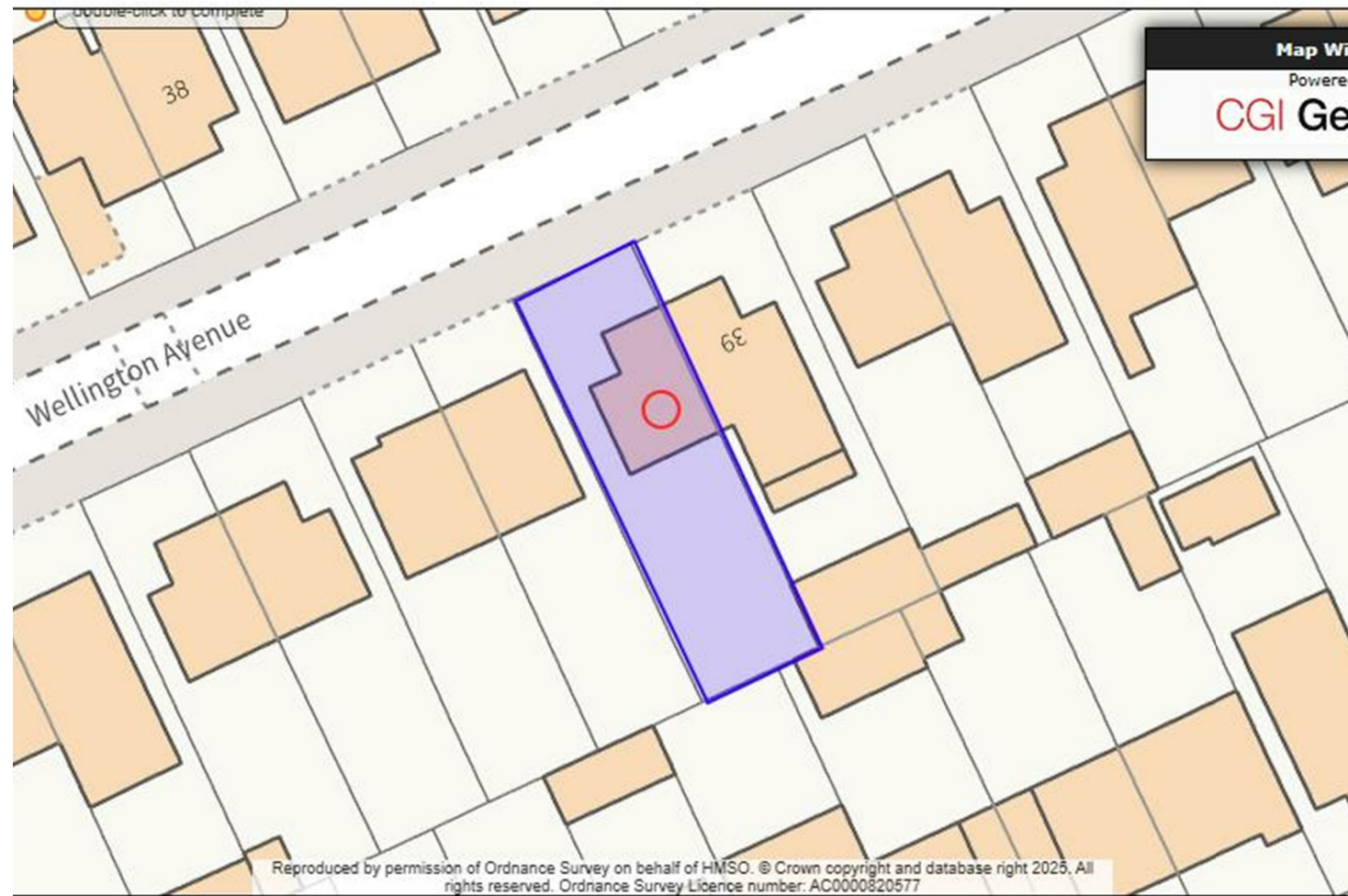




Wellington Avenue, Hounslow, TW3 3SY
Guide Price £450,000

DBK
ESTATE AGENTS



This semi-detached property offers a fantastic opportunity for buyers looking to put their own stamp on a home. In need of full modernisation, the property presents immense scope for improvement and potential future development (subject to planning permission) with No Onward Chain!

The accommodation includes three bedrooms, two generously sized reception rooms, a kitchen, and a family bathroom.

Outside, the home benefits from a spacious rear garden with side access, as well as a front garden with off-street parking.

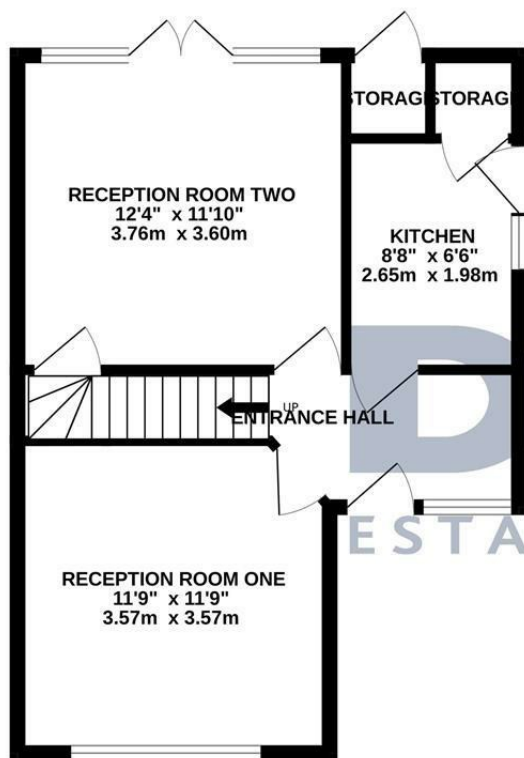
Located on this prime location the property lies in the midst of Staines Road and Hanworth Road providing an ample array of local amenities and excellent transport links via Hounslow Overground Station and Hounslow Central Station. There are also ample bus links for routes around town, towards Heathrow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

Key Features

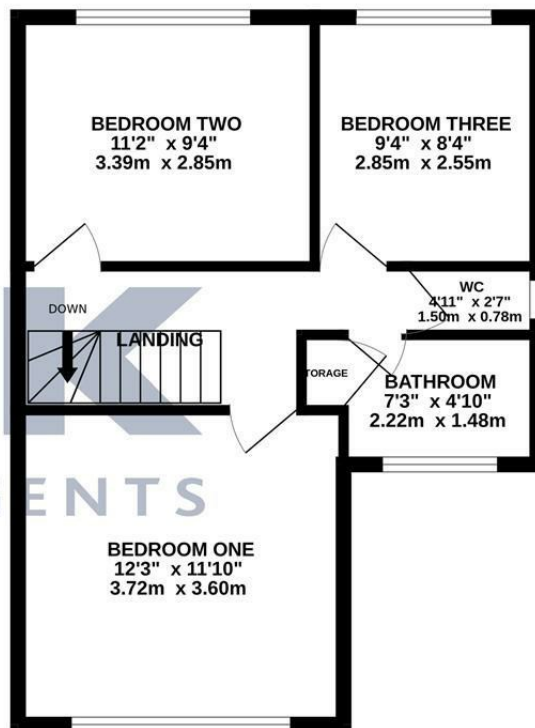
- **In Need of Full Modernisation**
 - **No Onward Chain**
- **Semi-Detached Property**
 - **Three Bedrooms**
 - **Two Reception Rooms**
 - **Kitchen**
 - **Family Bathroom**
- **Rear Garden with Side Access**
- **Front Garden with Off Street Parking**
 - **Scope for Development (stpp)**



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.

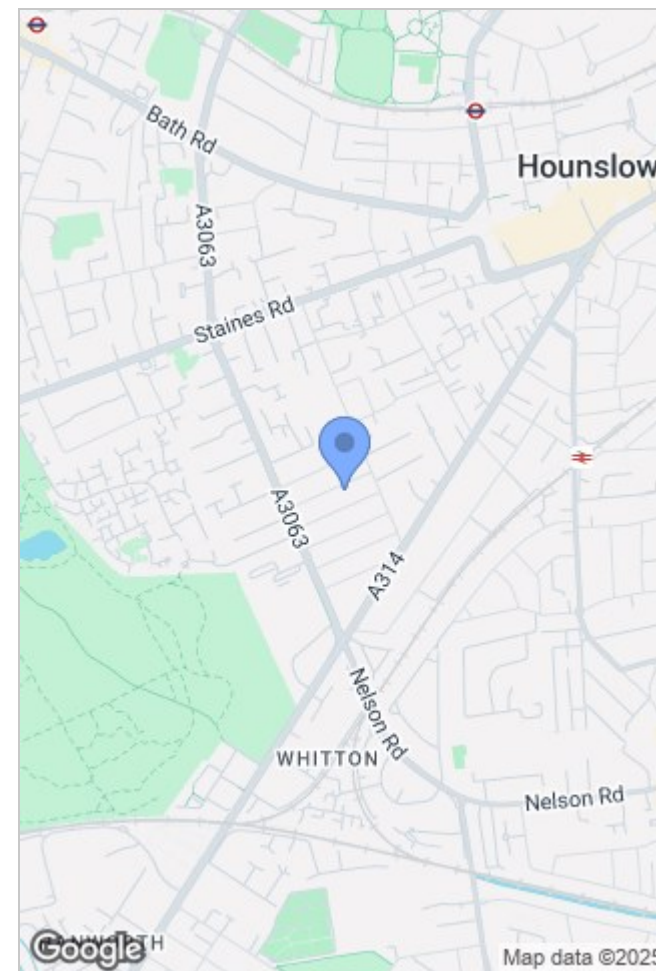


1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 873 sq.ft. (81.1 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	75

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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