



**Myrtle Road, Hounslow, TW3 1QD**  
**Guide Price £489,950**

**DBK**  
ESTATE AGENTS



Offered to the market with No Onward Chain, this extended terraced home is arranged over three floors and provides well-proportioned and flexible living accommodation.

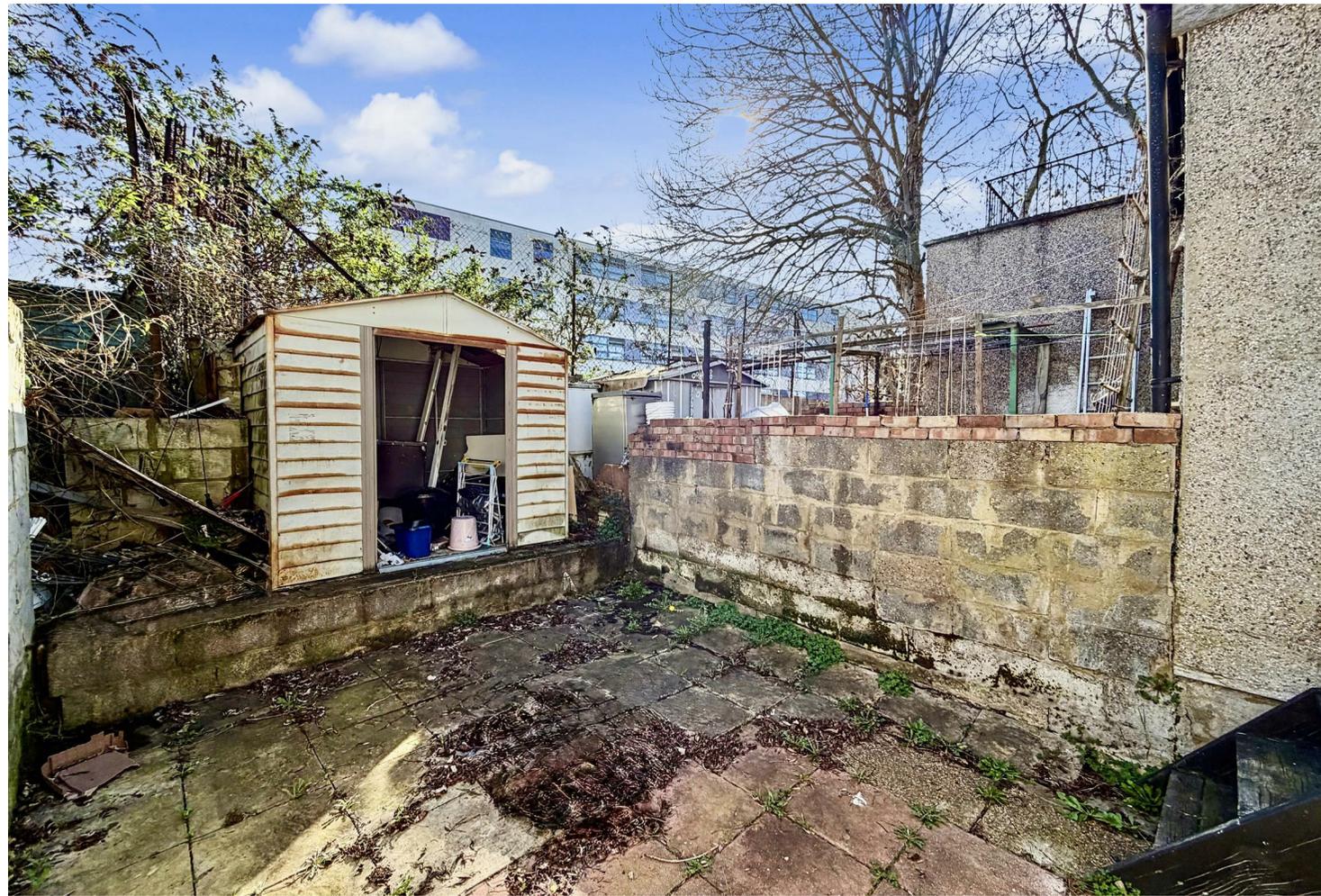
The ground floor features two reception rooms and a modern extended kitchen, creating a practical and comfortable space. A ground floor shower room with separate WC adds further convenience. To the upper floors are two well-sized bedrooms alongside a first floor shower room/WC, while the loft room offers versatile additional space.

Externally, the property benefits from a private rear garden and a front garden, with on-street parking available via a residents' permit scheme.

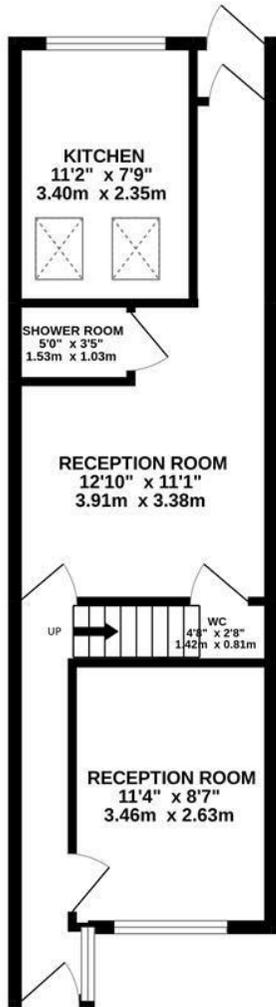
Undoubtedly located in a prime location of Hounslow with just seconds of a walk to Hounslow East Station (Piccadilly line), providing direct connections to Central London, Heathrow Airport and the West End. Also situated a stones throw away are a magnitude of amenities including the Treaty shopping centre, 24 Hour Asda Superstore, restaurants and bars places on Hounslow High Street. Reputable schools such as Spring Grove Primary School and Lampton Academy both scoring **OUTSTANDING** by OFSTED. The Piccadilly Line is currently undergoing a major multi-billion pound upgrade introducing brand new air-conditioned trains and increased service capacity, enhancing commuter comfort and reliability.

## Key Features

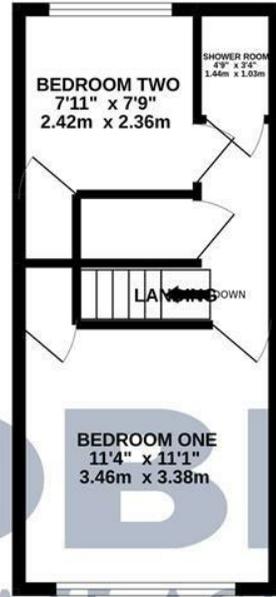
- No Onward Chain
- Extended Terrace Home Arranged Over Three Floors
  - Three Bedrooms + Loft Room
    - Reception Room
    - Modern Extended Kitchen
    - First Floor Shower/ WC
  - Ground Floor Shower with Sep. WC
    - Rear Garden
  - Front Garden + Street Parking (Permit Required)
- Walking Distance to Hounslow East Station + Hounslow High Street



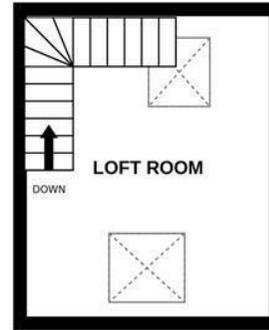
GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR  
277 sq.ft. (25.7 sq.m.) approx.



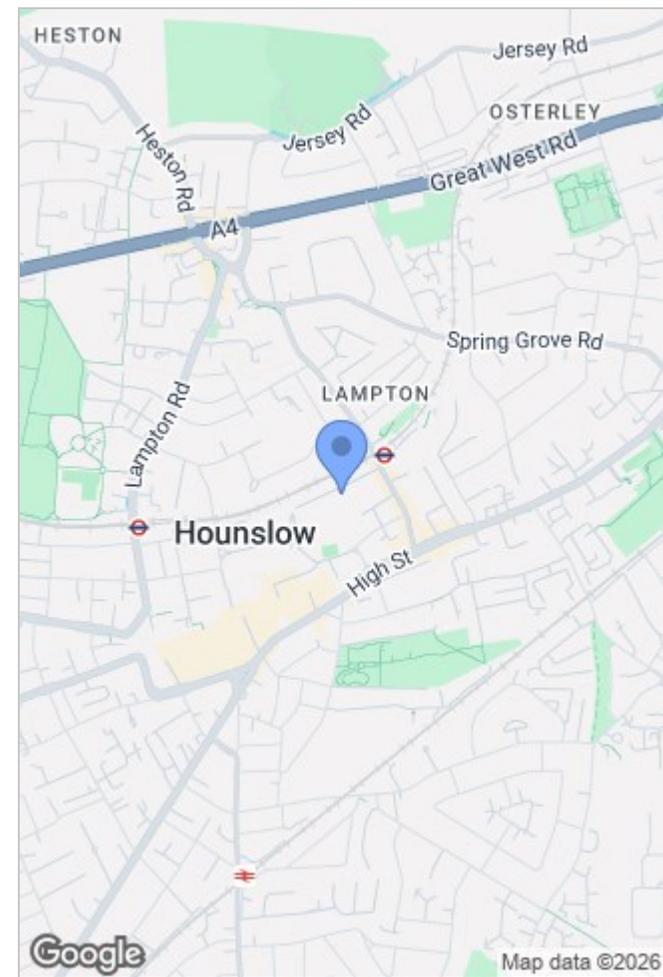
2ND FLOOR  
150 sq.ft. (13.9 sq.m.) approx.



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TOTAL FLOOR AREA : 858 sq.ft. (79.7 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>81</b>

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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