



**Vincent Road, Hounslow, TW4 7LJ**  
**Guide Price £725,000**

**DBK**  
ESTATE AGENTS





Situated in a sought-after location, this beautifully modernised and extended end of terrace family home is perfectly suited for contemporary family living, arranged over THREE floors.

Upon entering, you are welcomed into a bright and spacious through lounge, providing an ideal setting for both relaxing and entertaining. To the rear, the property has a stylish open-plan kitchen and dining area, creating the heart of the home with direct access to the rear garden.

There are four well-proportioned bedrooms, all offering comfortable living space, together with a stunning contemporary family bathroom suite finished to a high standard.

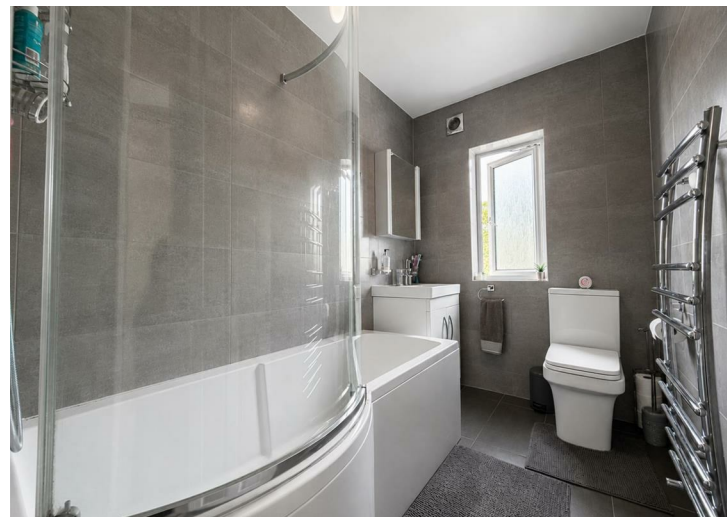
Outside, the property benefits from a lengthy, landscaped rear garden, offering ample space for outdoor entertaining. A versatile garden studio provides additional space and is currently arranged as a home gym. To the front, there is a driveway providing off street parking and side gated access.

Hounslow West is a well-connected and family-friendly area in West London, offering excellent transport links via Hounslow West Underground Station (Piccadilly Line), providing direct access to Central London and Heathrow Airport. The area features high-street shops, supermarkets, restaurants and green spaces, including Hounslow Heath for outdoor activities. Families benefit from highly-rated schools, such as The Heathlands School, Lampton School (Outstanding) and Edison Primary (Outstanding).



## Key Features

- **Prominent Location + Modernised Extended End of Terrace Family Home**
  - **Four Well Proportioned Bedrooms**
  - **Open Plan Kitchen + Dining Area**
    - **Through Lounge**
- **Modern Kitchen with Integrated Appliances**
  - **Stunning Family Bathroom Suite**
  - **Convenient Ground Floor bathroom**
- **Lengthy + Landscaped Rear Garden**
  - **Versatile Garden Studio**
- **Front Garden + Off Street Parking**



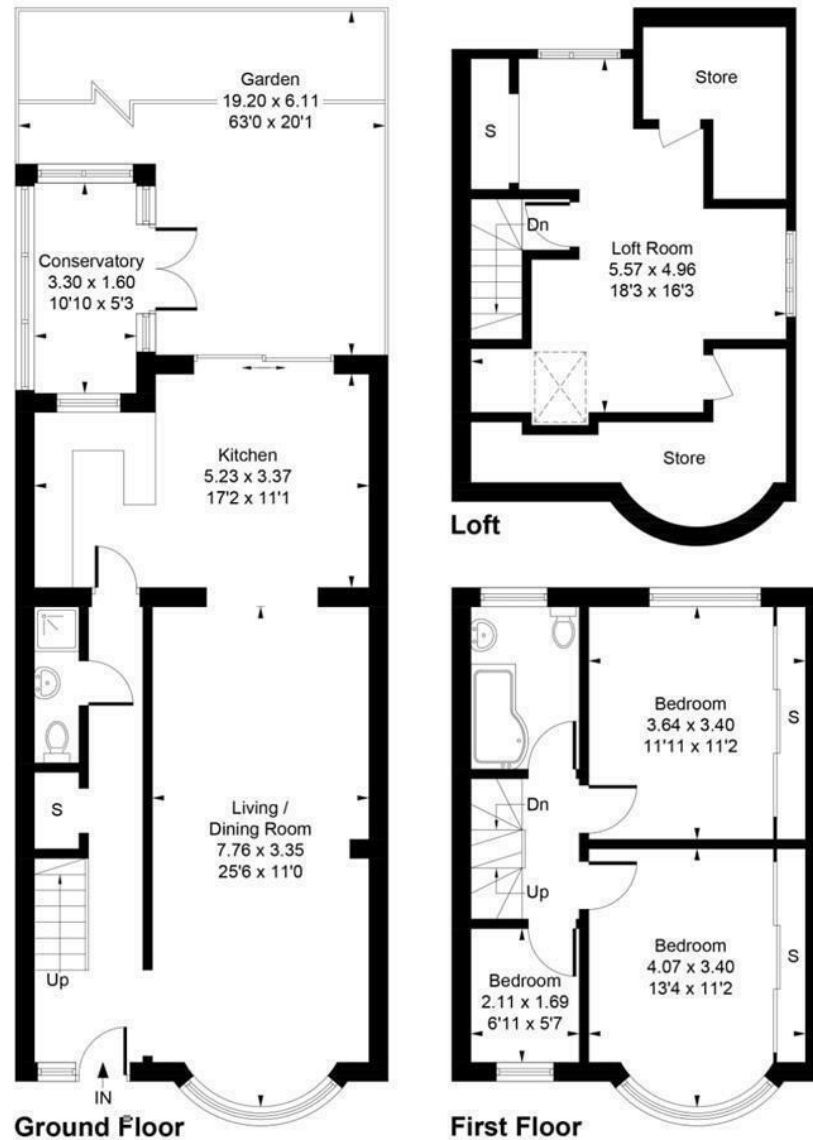


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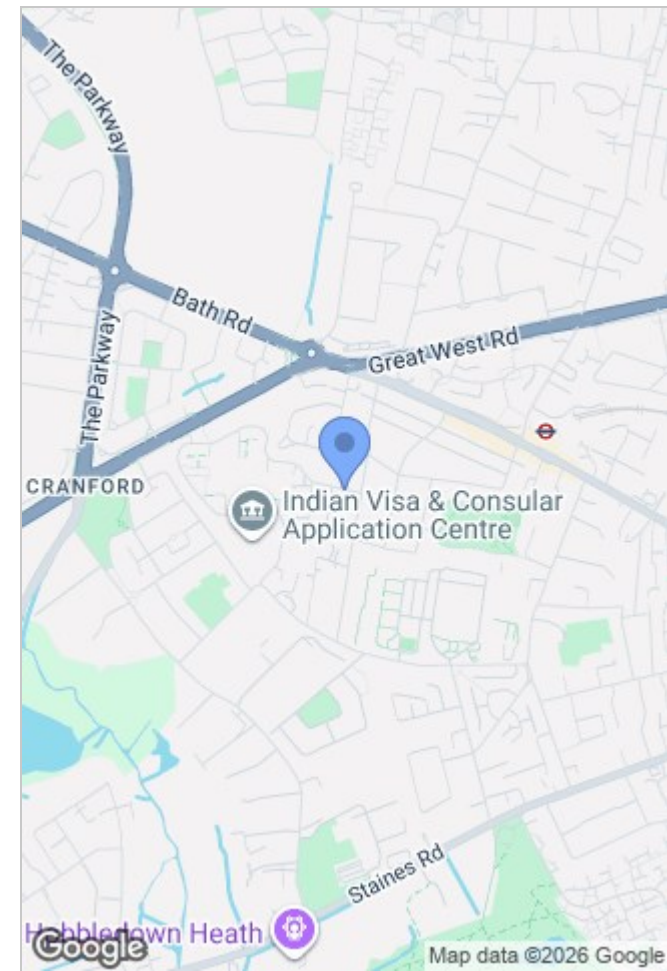
Approximate Gross Internal Area = 102.31 sq m / 1101 sq ft

Loft = 35.23 sq m / 379 sq ft

Total = 137.54 sq m / 1480 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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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 |           |