



**Sunnycroft Road, Hounslow, TW3 4DS**  
**Guide Price £535,000**

**DBK**  
ESTATE AGENTS



Offered to the market with No Onward Chain, this well-located terrace property presents an excellent opportunity for buyers seeking a home with both character and future development potential (stpp).

The accommodation comprises three bedrooms, two reception rooms providing flexible living and dining space, a fitted kitchen, a family bathroom, and the added benefit of a ground floor shower room.

To the rear, a conservatory opens out onto a private garden, which also features a brick-built outbuilding offering useful storage or potential for alternative use. The property further benefits from a front garden and on-street parking, available via permit.

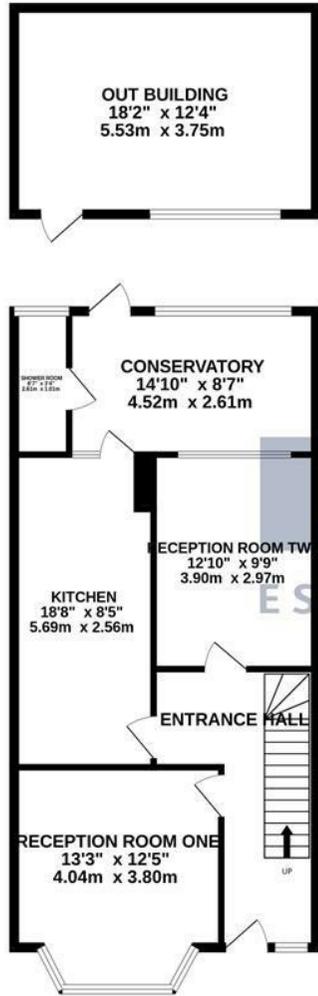
Undoubtedly located in a prime location of Hounslow with just seconds of a walk to Hounslow Central & East Stations (Piccadilly line) and the 24 Hour Asda Superstore. Also situated a stones throw away are a magnitude of amenities including the Treaty Shopping Centre, restaurants and bars places on Hounslow High Street. Reputable schools such as Alexandra Primary School and Lampton Academy scoring OUTSTANDING by OFSTED.

## Key Features

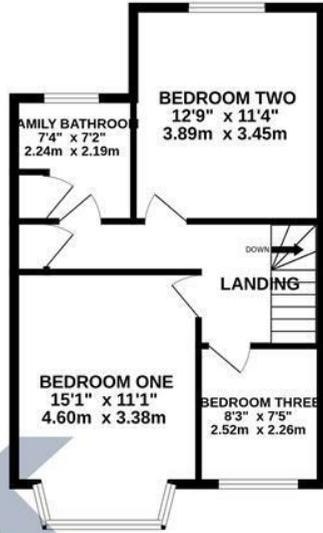
- No Onward Chain
- Prime Location
- Terrace Property with Scope for Development (stpp)
- Three Bedrooms
- Two Reception Rooms
  - Kitchen
- Family Bathroom + Ground Floor Shower Room
  - Conservatory
- Rear Garden with Brick Out Building
- Front Garden + On Street Parking (Permit Required)



GROUND FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



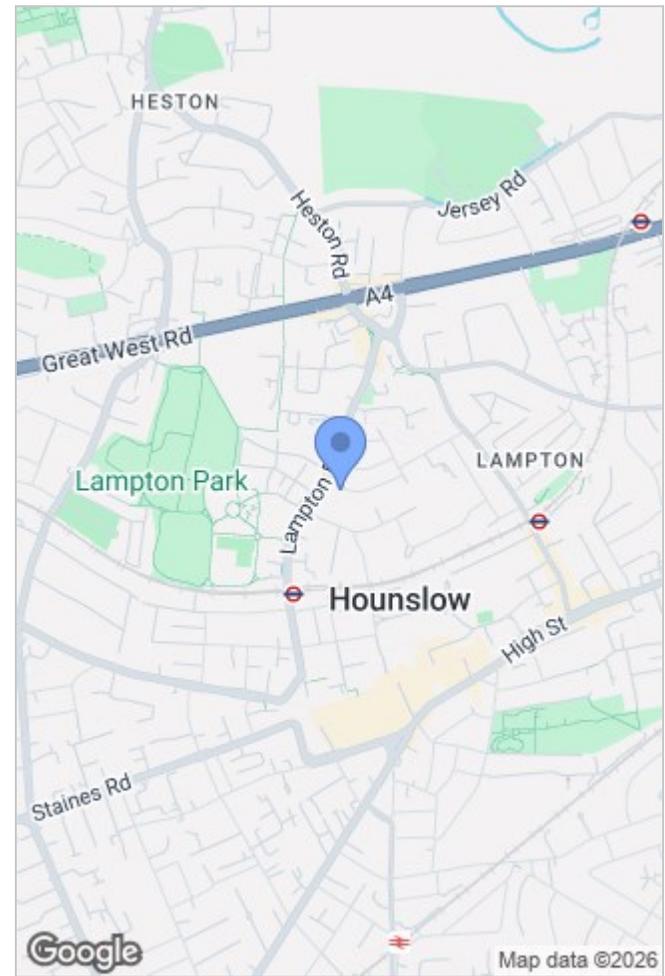
1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1436 sq.ft. (133.4 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			86
(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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