



**Sutton Dene, Hounslow, TW3 4ES**  
**Guide Price £785,000**

**DBK**  
ESTATE AGENTS





Situated within this renowned residential road and walking distance from Lampton Academy comes this vastly extended double fronted semi-detached home sprawling over 2000 sq.ft.

Accommodation currently comprises of FIVE bedrooms, a through lounge, an extended dining room, an extended kitchen with utility room, a first floor family bathroom with a separate WC and a large ground floor shower room with a WC.

The outside benefits from a well manicured rear garden with a brick outbuilding as well as a front driveway for off street parking.

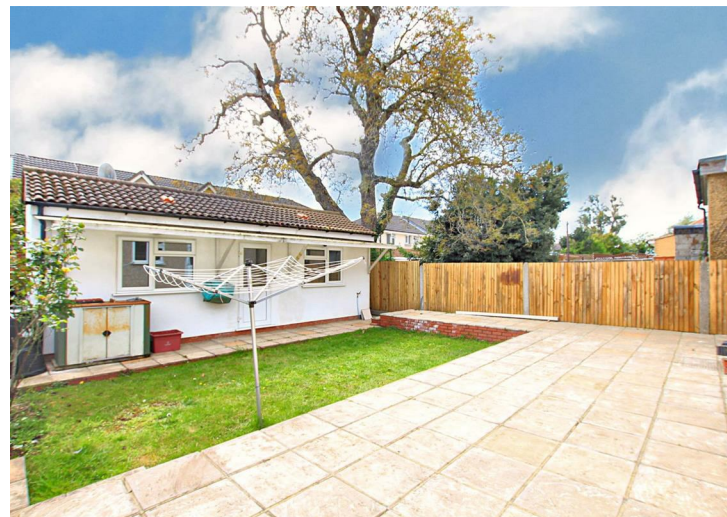
The property has ample storage and offers for the scope for development, subject to planning permission.

Situated moments from Hounslow High Street providing local amenities such as fast-food restaurants, retail shops, 24-hour access gyms and other various healthcare services. Nearby transport links located within walking distance include Hounslow Central Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4 and M4 can be found within close proximity. The property falls within the catchment for various local reputable schools such as: Alexandra Primary School and Lampton Academy.



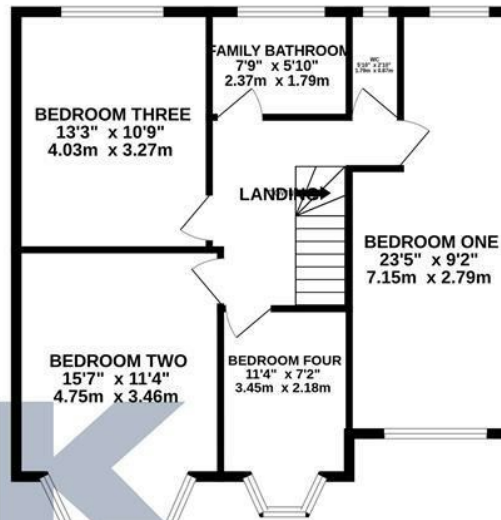
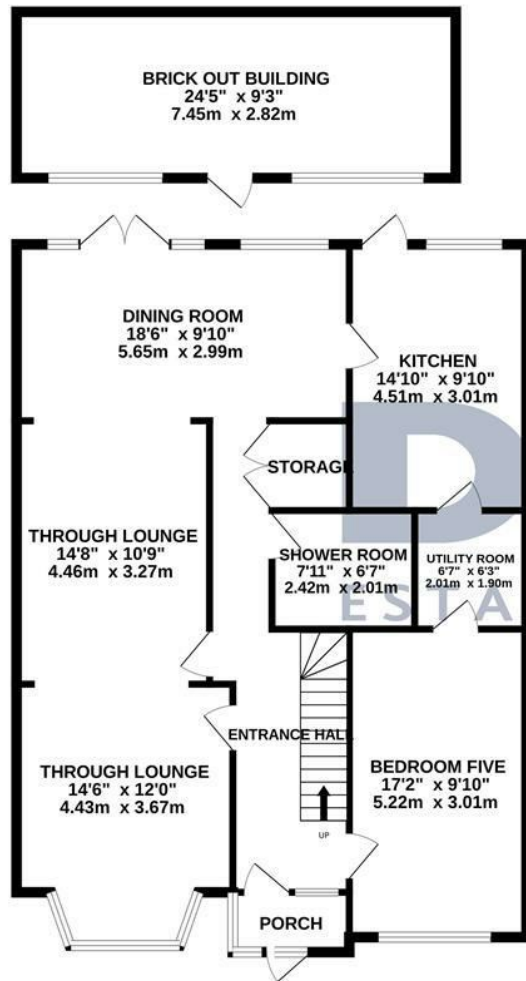
## Key Features

- Sought After Location
  - Circa 2,035 Sq.Ft
  - Five Bedrooms
  - Through Lounge
- Extended Kitchen + Utility Room
  - Extended Dining Room
- Family Bathroom with Sep. WC
- Ground Floor Shower Room/ WC
- Rear Garden with Brick Outhouse
- Front Garden for Off Street Parking



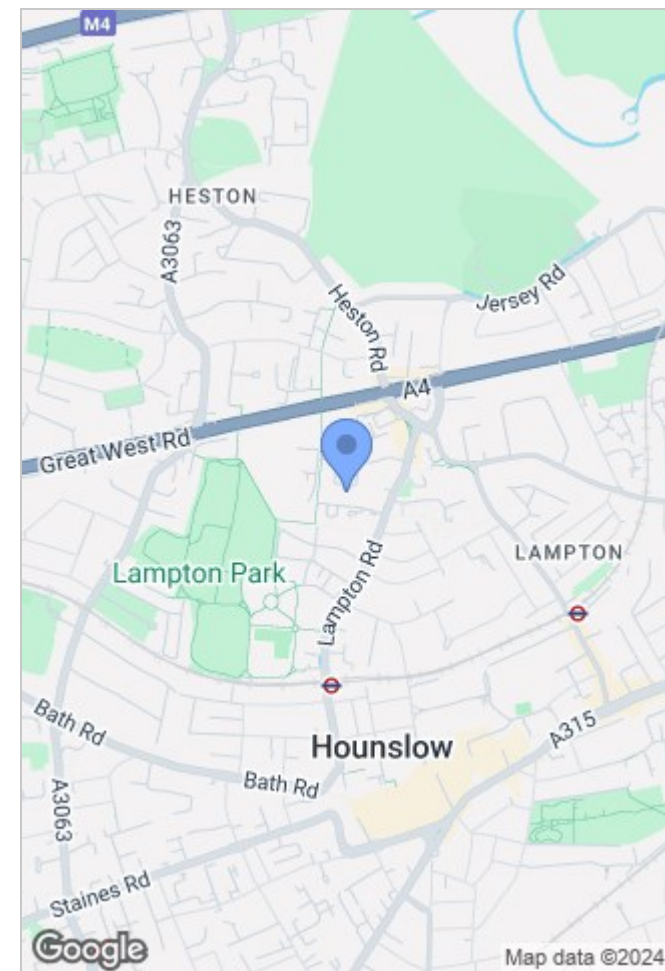
GROUND FLOOR  
1316 sq.ft. (122.2 sq.m.) approx.

1ST FLOOR  
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 2035 sq.ft. (189.1 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) <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	

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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