



**North Dene, Hounslow, TW3 4ER**  
**Guide Price £775,000**

**DBK**  
ESTATE AGENTS



**SOLD BY DBK!**

A substantially extended semi-detached home situated within this peaceful and sought-after cul-de-sac location with NO ONWARD CHAIN!

To date accommodation is arranged over two floors sprawling circa 2,210 sq.ft with FIVE bedrooms (three with fitted wardrobes), a lengthy through lounge, an additional two reception rooms, extended kitchen/ diner, first floor family bathroom suite and a large ground floor shower room.

To the outside is an expansive rear garden with a detached garage, side vehicle access, rear gated access and a front driveway offering off street parking.

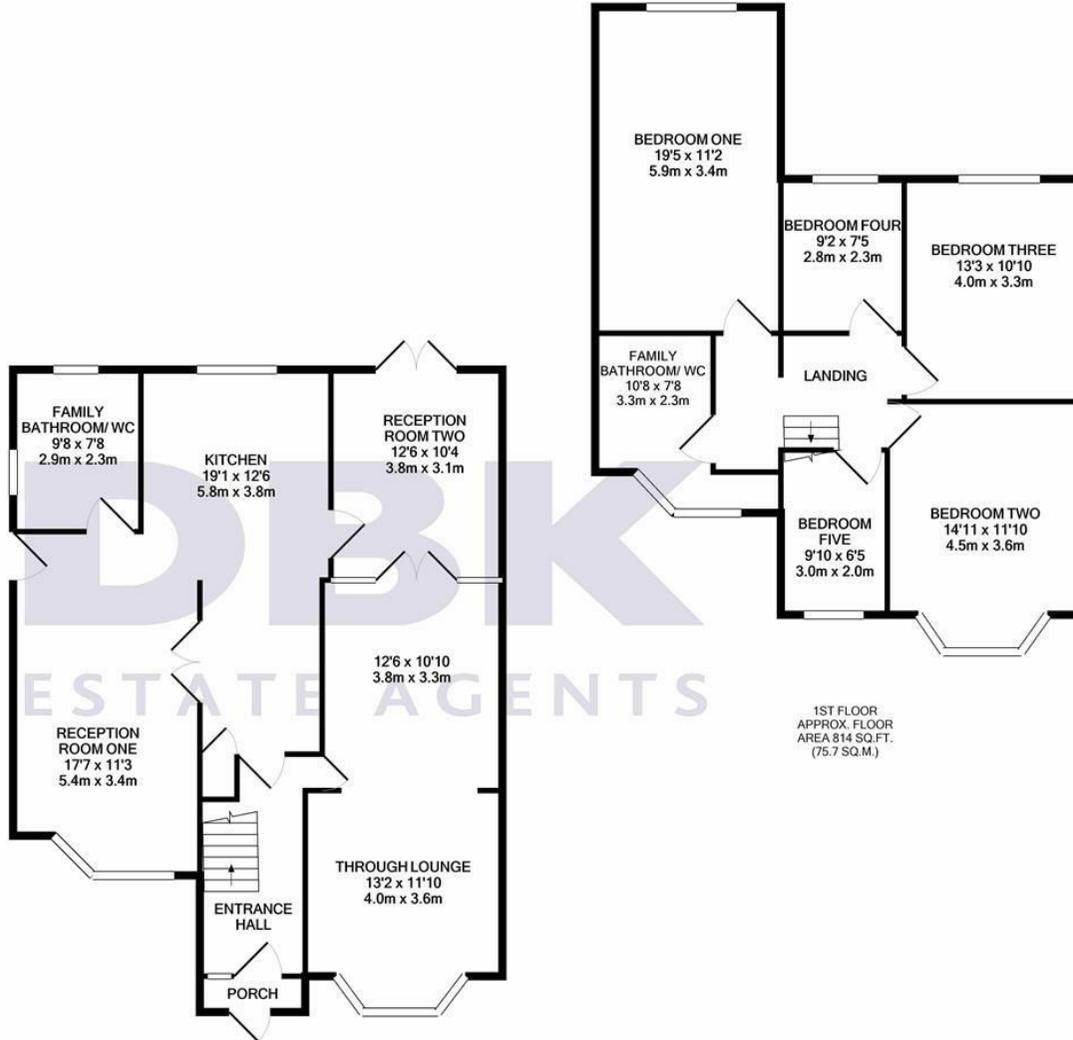
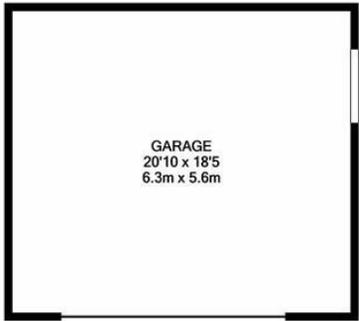
The property offers further scope for development, subject to planning permission and is highly suited for any growing family or investor.

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

- No Onward Chain
- Sought After Cul-De-Sac
- Extended Semi-Detached Circa 2,210 Sq.Ft
- Five Bedrooms
- Through Lounge + Two Additional Reception Rooms
- Extended Kitchen/ Diner
- Modern Family Bathroom + Ground Floor Shower Room
- Expansive Rear Garden with Side Vehicle Access
- Front Garden for Off Street Parking + Detached Garage
- Hounslow Central Station 0.4 miles



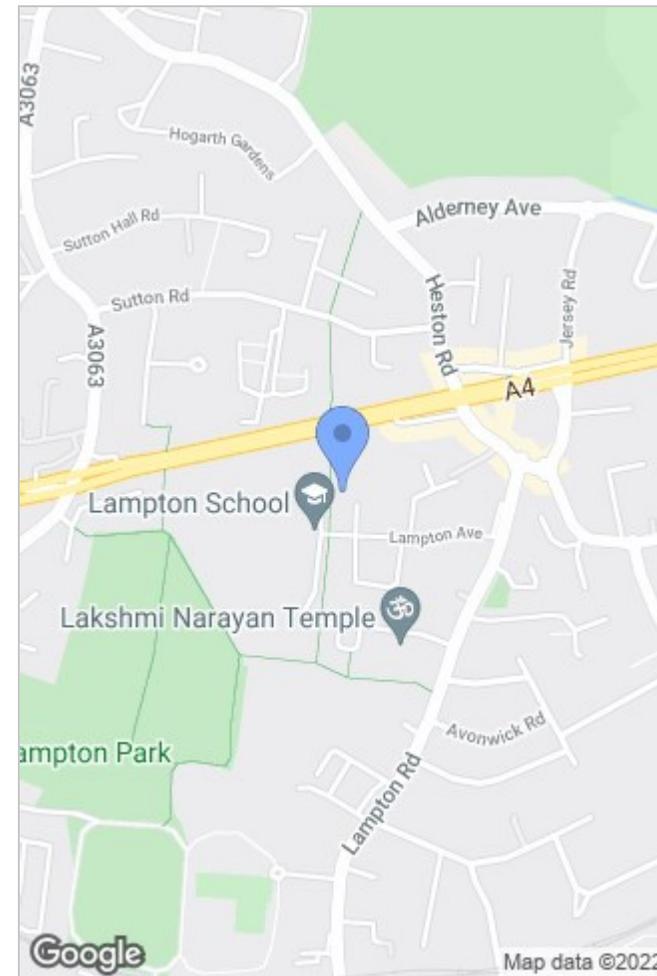


GROUND FLOOR  
APPROX. FLOOR  
AREA 1396 SQ.FT.  
(129.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2210 SQ.FT. (205.4 SQ.M.)

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. 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			
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) <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			
England & Wales		EU Directive 2002/91/EC	

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