



**Kings Avenue, Hounslow, TW3 4BL**  
**Guide Price £515,000**

**DBK**  
ESTATE AGENTS



With No Onward Chain, this terraced property is ideally positioned on a sought-after residential no through road and offers excellent scope for extension or redevelopment, subject to the usual planning permissions.

The accommodation currently comprises three bedrooms, two reception rooms and a kitchen, offering a flexible layout well suited to family living. A family bathroom serves the first floor, while the additional ground floor WC adds to the convenience of the property.

Externally, there is a rear garden with a useful shed, ideal for storage, along with a front garden and on-street parking available by permit.

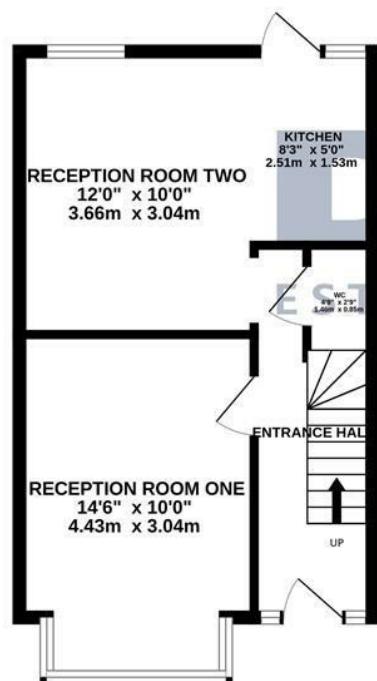
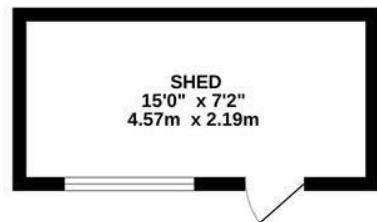
Undoubtedly located in a prime location of Hounslow with just moments walk to Hounslow East Station and Osterley Station (Piccadilly line). There are also a magnitude of amenities on the High Street including the Treaty Shopping Centre, restaurants and bars, gym and leisure facilities. Reputable schools such as Alexandra Primary School and Lampton Academy scoring OUTSTANDING by OFSTED are also within close proximity. For motorists the A4/M4 and A30 will connect you to neighbouring towns.

## Key Features

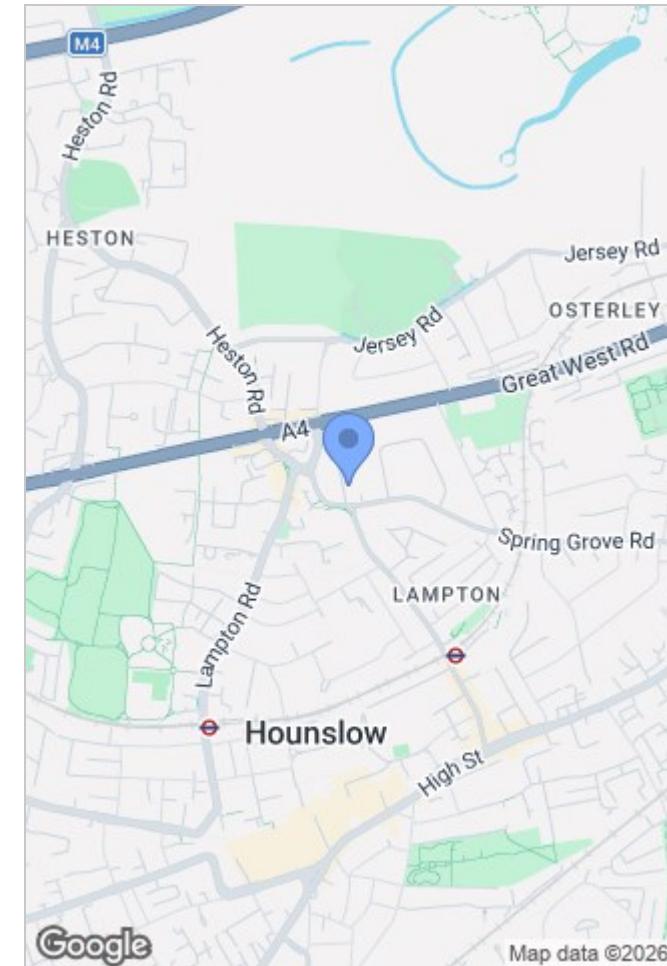
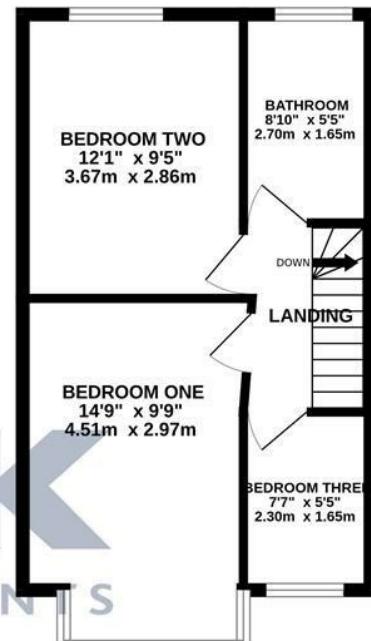
- No Onward Chain
- Sought After Residential No Through Road
- Terrace Property
- Scope for Development (stpp)
- Three Bedrooms
- Two Reception Rooms + Kitchen
- Family Bathroom + Ground Floor WC
- Rear Garden with Shed
- Front Garden + Street Parking (Permit Required)
- Walking Distance to Hounslow East Station



GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

TOTAL FLOOR AREA : 867 sq.ft. (80.5 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 operation or efficiency can be given.

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