



Beavers Lane, Hounslow, TW4 6EN
Guide Price £525,000

DBK
ESTATE AGENTS



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A modern and well-presented extended semi-detached property offering further scope for development, subject to planning consent.

To date accommodation is arranged over two floors sprawling circa 954 sq.ft comprising of three well-proportioned bedrooms, two reception rooms, stylish kitchen and modern family bathroom. Supplementary to this is a large rear garden with side gated access and a front garden for off street parking.

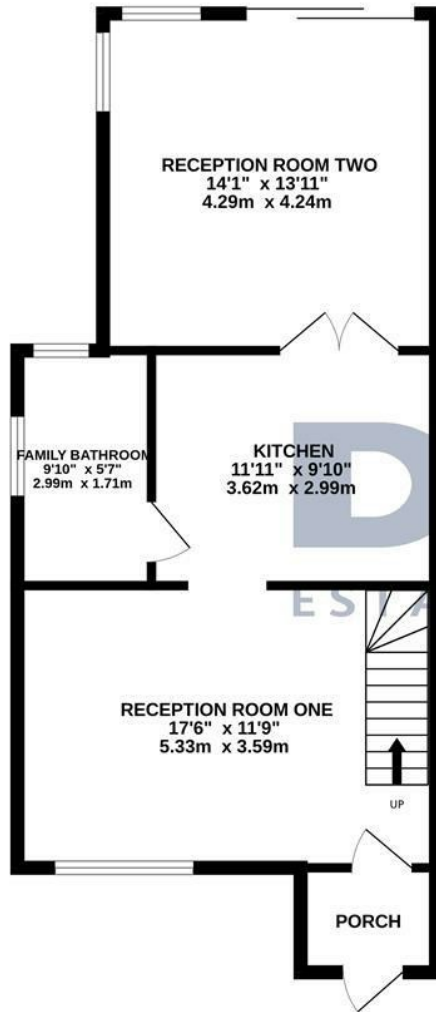
Appropriately sited within a short walk to the buzzing Hounslow West Bath Road this property does not lack amenities and transport links to London Heathrow Airport and Central London via Hounslow West Underground Station. The property also falls within the catchment for local reputable schools and for motorists the A4/ M4 can be found in a short drive.

Key Features

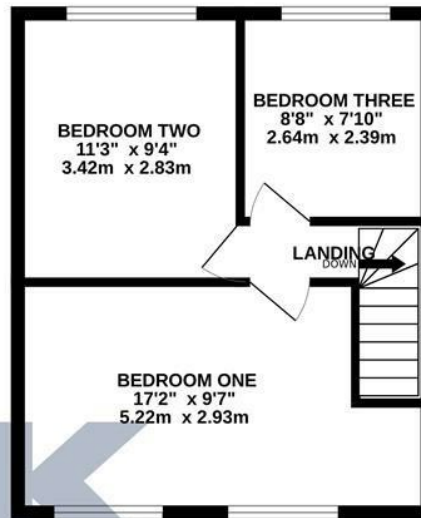
- **Extended Semi-Detached Property**
 - **Three Bedrooms**
 - **Two Reception Rooms**
 - **Newly Fitted Kitchen**
- **Stylish Ground Floor Bathroom**
 - **Large Rear Garden**
 - **Side Space**
- **Front Garden for Off Street Parking**
 - **Circa 954 Sq.Ft**
 - **Scope for Development (stpp)**



GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.

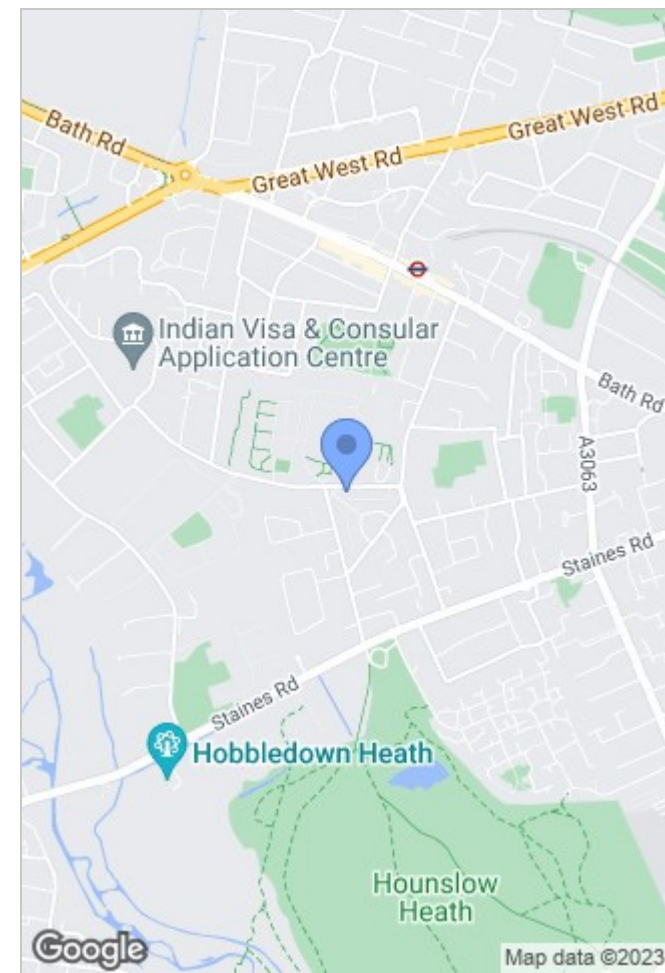


1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 954 sq.ft. (88.7 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		85
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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