



**Wareham Close, Hounslow, TW3 3PX**  
**Guide Price £529,950**

**DBK**  
ESTATE AGENTS



Offered to the market with No Onward Chain and set within a quiet residential no through road, this terraced property presents an excellent opportunity for buyers seeking a home with future potential.

The accommodation comprises three bedrooms, two reception rooms, along with a separate kitchen. A conservatory to the rear adds further living space and is complemented by a utility room and a convenient ground floor WC. Completing the internal layout is a family bathroom on the first floor.

The property benefits from a lengthy rear garden with side gated access, offering plenty of outdoor space and scope for extension or improvement, subject to the usual planning permissions. To the front, there is a garden and on-street parking.

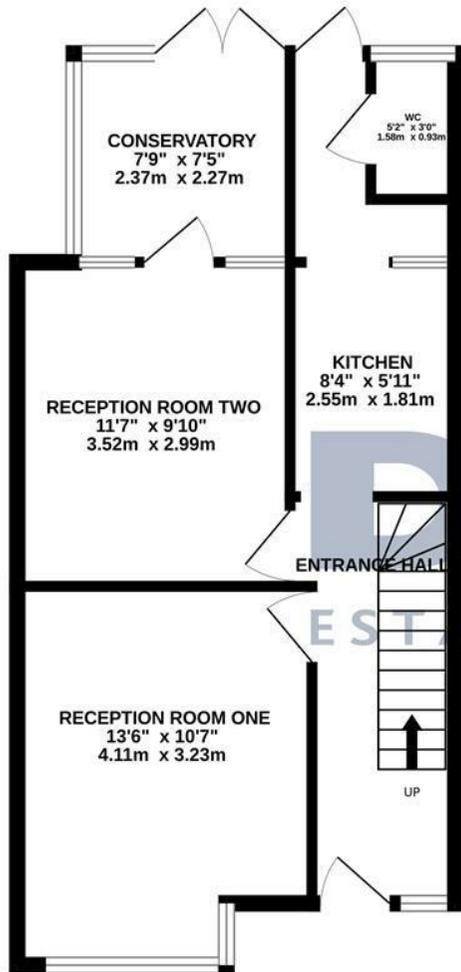
Perfectly situated within a short walk of Hounslow Town Centre offering an array of popular restaurants, cafes, leisure facilities and the Treaty Centre. For those commuting into Central London the Underground Station (Hounslow Central Piccadilly Line) and Hounslow Rail Station can be found in less than 0.5 miles as well as bus links to London Heathrow Airport and neighbouring towns. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED.

## Key Features

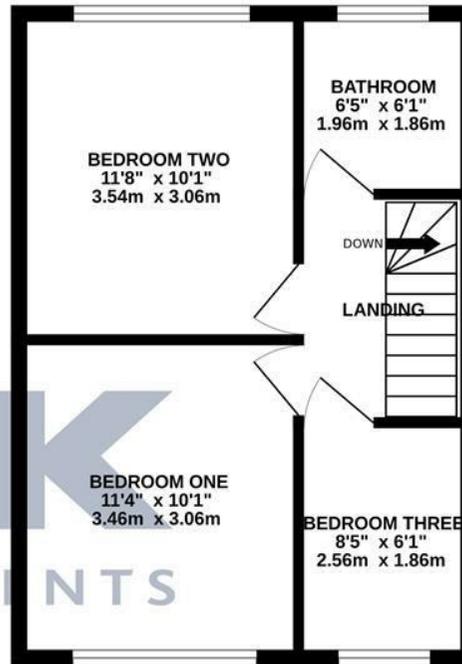
- No Onward Chain
- Terrace Property
- Scope for Development (stpp)
  - Three Bedrooms
- Two Reception Rooms
  - Kitchen
  - Family Bathroom
- Conservatory, Utility Room + Ground Floor WC
- Lengthy Rear Garden with Side Gated Access
- Front Garden + On Street Parking



GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



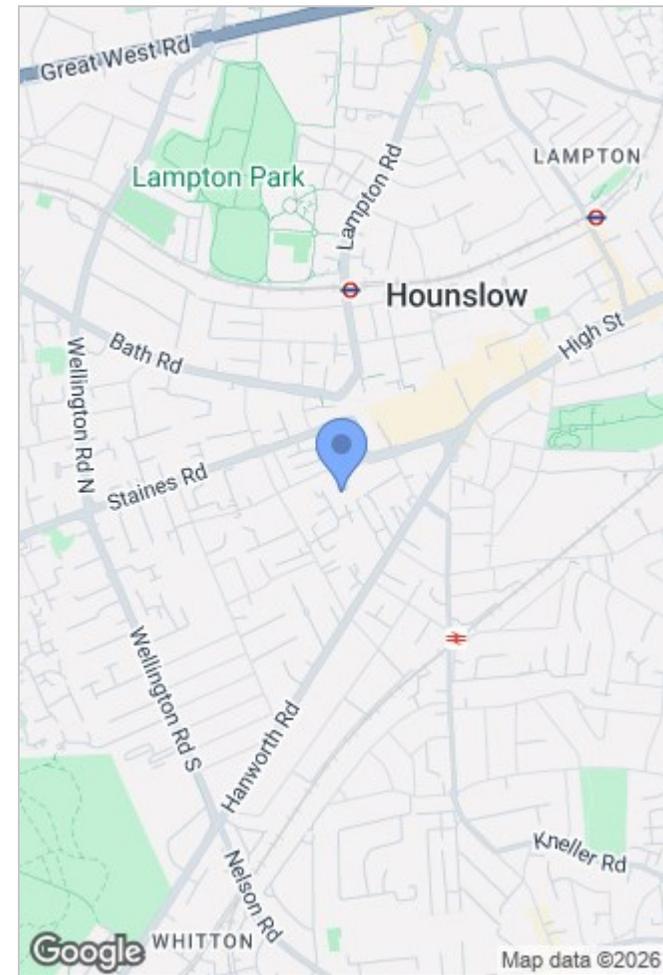
1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



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TOTAL FLOOR AREA : 849 sq.ft. (78.9 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	80
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	

36 Bath Road, Hounslow, Middlesex, TW3 3EB  
Tel: 0208 570 4747  
Email: hounslow@dbkestates.com  
www.dbkestates.com