



Cardington Square, Hounslow, TW4 6AH
Guide Price £619,950

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ESTATE AGENTS



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A vastly extended semi-detached home offering ample living space with yet further scope for development (stpp).

To date accommodation is arranged over two floors with four/ five bedrooms (four with fitted wardrobes), a through lounge, a modern and spacious kitchen with a combined dining area, a chic first floor family bathroom suite as well as a ground floor shower room. Bedroom five on the ground floor could also be used a study room.

The outside benefits from a rear garden benefitting from a brick built out building and a front driveway for off street parking.

There is further scope for a double storey side extension, part first floor rear extension and loft conversion (stpp).

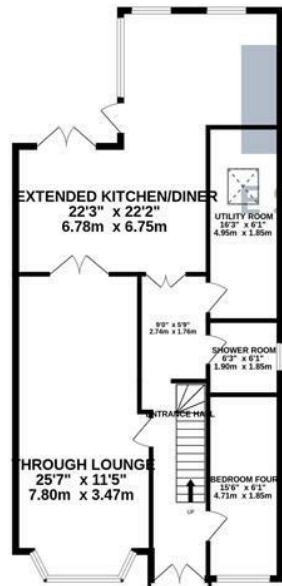
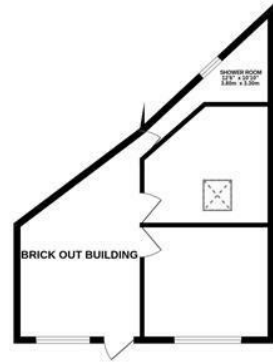
Appropriately sited within a short walk to the buzzing Hounslow West Bath Road this property does not lack amenities and transport links to London Heathrow Airport and Central London via Hounslow West Underground Station. The property also falls within the catchment for local reputable schools and for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

Key Features

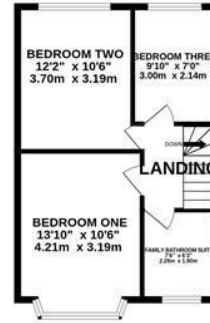
- **Extended Semi-Detached Property**
 - **Four/ Five Bedrooms**
 - **Through Lounge**
 - **Extended Kitchen/ Diner**
 - **Study/ Bedroom Five**
- **Family Bathroom + Ground Floor Shower Room**
- **Rear Garden with Brick Out Building**
- **Front Garden for Off Street Parking**
- **Potential for Double Storey Side Extension (stpp)**
 - **Circa 1,762 Sq.Ft**



GROUND FLOOR
1342 sq.ft. (124.6 sq.m.) approx.



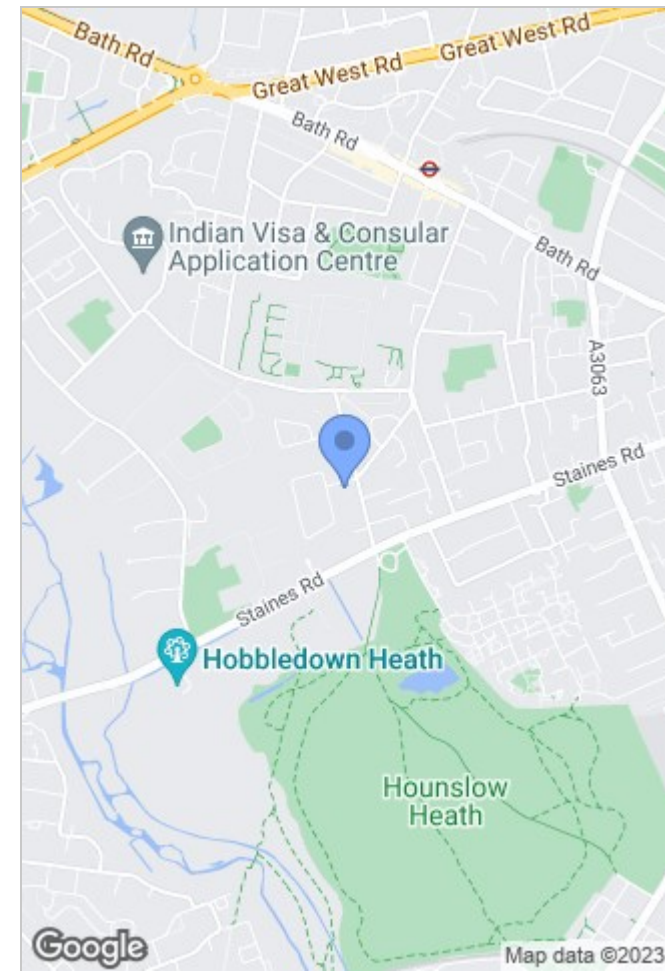
1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1762 sq.ft. (163.7 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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		
(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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