



**Albion Road, Hounslow, TW3 3RT**  
**Guide Price £585,000**

**DBK**  
ESTATE AGENTS





An extended terrace property arranged over three floors sprawling circa 1,070 sq.ft with NO ONWARD CHAIN.

At present accommodation comprises of FOUR bedrooms, two reception rooms, a modern kitchen and family bathroom suite as well as a ground floor cloakroom. Other benefits include a lengthy rear garden with gated access, a front garden and on street parking.

The property also offers further scope for development, subject to planning permission. The roof was replaced in 2011, rewiring and replumbing was completed in 2015.

Located on this prime location the property lies in the midst of Staines Road and Hanworth Road providing an ample array of local amenities and excellent transport links via Hounslow Overground Station and Hounslow Central Station. There are also ample bus links for routes around town, towards Heathrow and neighbouring areas. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED. Places of worship for all faiths are catered for within walking distance, The Gurdwara Sri Guru Singh Sabha is close by as is the Hounslow Jamia Masjid Mosque. St Stephen's COE and Ss Michael & Martin's Catholic churches are also within walking distance.

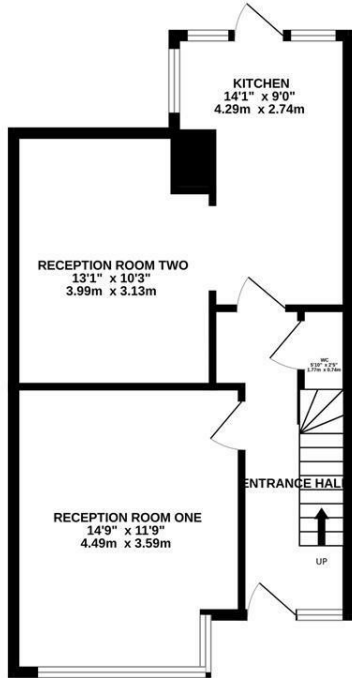


## Key Features

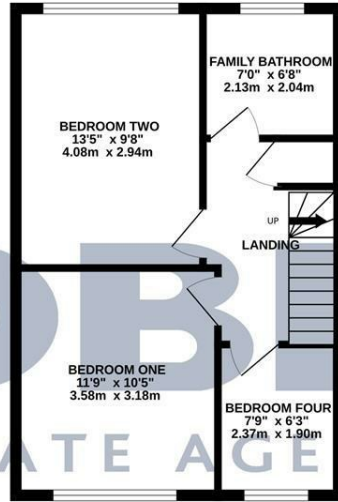
- No Onward Chain
- Extended Terrace Property
  - Four Bedrooms
  - Two Reception Rooms
  - Modern Kitchen
- Family Bathroom Suite
  - Cloakroom
- Lengthy Rear Garden
- Front Garden with On Street Parking
- Walking Distance to Hounslow Town Centre



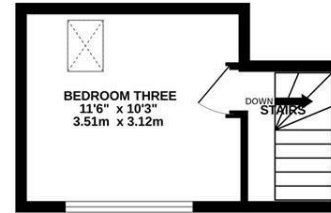
GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.

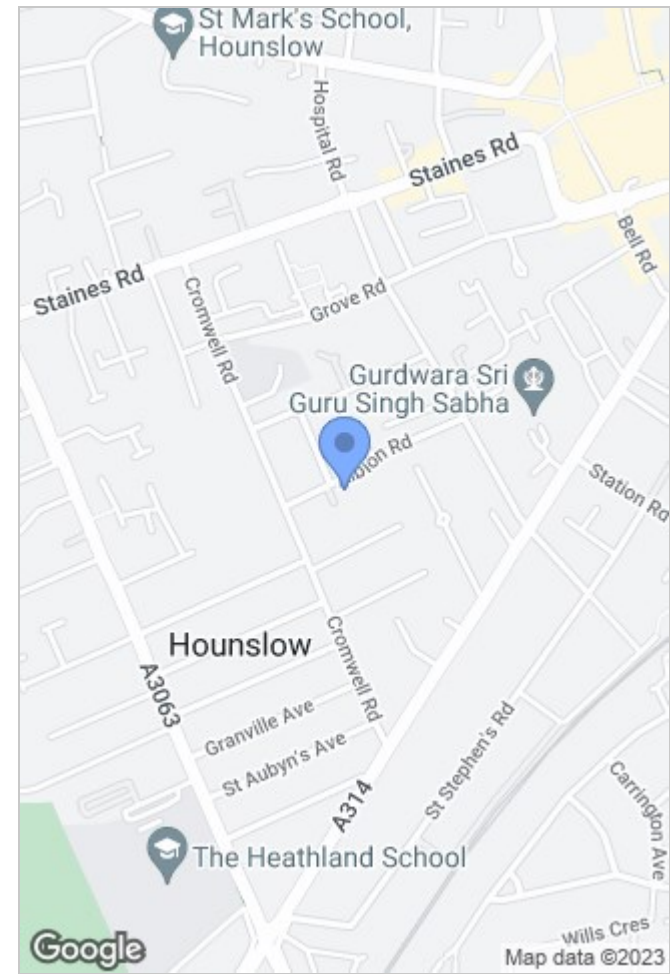


2ND FLOOR  
152 sq.ft. (14.2 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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			87
(81-91) B			
(69-80) C			69
(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 <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	