



**Cromwell Road, Hounslow, TW3 3QT**  
**Guide Price £575,000**

**DBK**  
ESTATE AGENTS



Offered to the market with No Onward Chain, this terraced property with loft dormer conversion extends to approximately 1,312 sq. ft. and offers further scope for development (subject to the necessary planning permissions).

The property comprises FIVE well-proportioned bedrooms, the ground floor benefits from a spacious through lounge offering defined living and dining areas, alongside a fitted kitchen providing direct access to the rear garden. Accommodation is further complemented by a family bathroom and an additional shower room.

Externally, the property features a rear garden complete with shed and rear gated access. To the front, there is a garden area with on-street parking available.

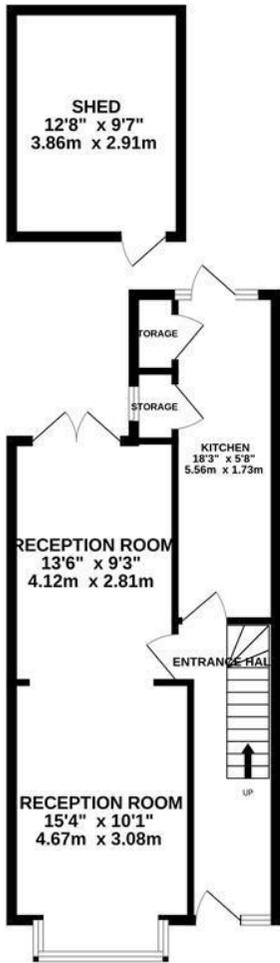
Located on this prime location the property lies in the midst of Staines Road and Hanworth Road providing an ample array of local amenities and excellent transport links via Hounslow Overground Station and Hounslow Central Station. There are also ample bus links for routes around town, towards Heathrow and neighbouring areas. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring **OUTSTANDING** by OFSTED.

## Key Features

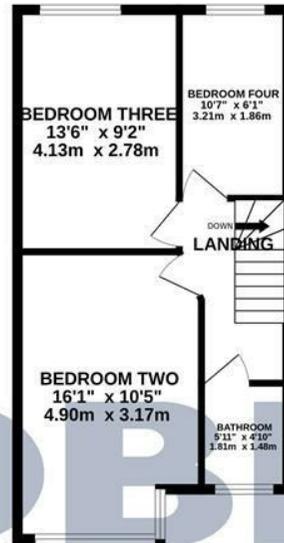
- No Onward Chain
- Terrace Property with Loft Dormer Conversion + Further Scope for Development (stpp)
  - Five Bedrooms
  - Through Lounge
- Family Bathroom + Additional Shower Room
  - Kitchen
- Rear Garden with Shed + Rear Gated Access
  - Front Garden + On Street Parking
- Walking Distance to The Heathlands School + Hounslow Jamia Masjid Centre
  - Circa 1,312 Sq.Ft



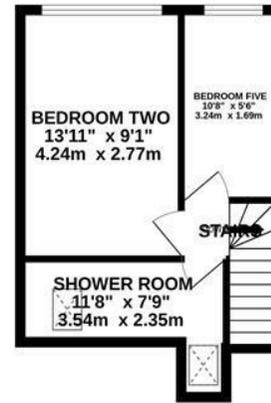
GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



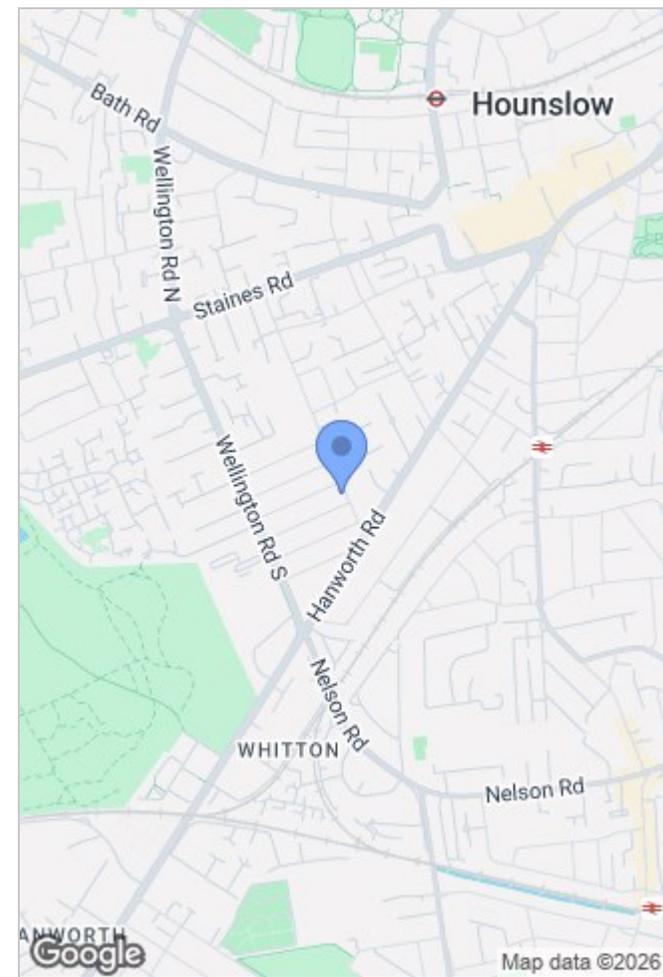
2ND FLOOR  
280 sq.ft. (26.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1312 sq.ft. (121.9 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		62	
(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	

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