



**Greencroft Road, Heston, TW5 0BQ**  
**Guide Price £675,000**

**DBK**  
ESTATE AGENTS





Located in a sought-after area, this beautifully presented extended semi-detached home built circa 1930s spans 1960 ft.<sup>2</sup> boasts larger than average accommodation and high ceilings.

The property offers potential for a double-storey side extension and loft conversion (subject to planning permission).

The property boasts high ceilings throughout as well as three/four well-sized bedrooms, complemented by two generous reception rooms, perfect for family living and entertaining. The extended kitchen/diner provides a spacious and modern area for meals, while the addition of a conservatory offers further living space with views of the garden. The home features a family bathroom with a separate WC upstairs and a ground floor shower room for added convenience.

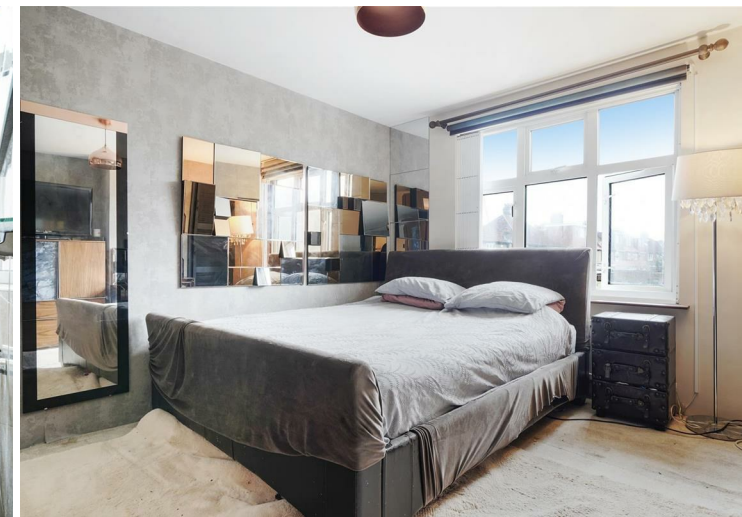
Externally, the landscaped rear garden offers a serene outdoor retreat, perfect for relaxation or family activities with a secure electric side gate. The gated front garden provides off-street parking for six vehicles along with access to the lengthy 33ft garage which can be used as a workshop (with vehicle inspection pit) or converted into an out building. Other features include seven foot high iron gates, a hard wired cctv system and retractable gates on all windows.

Sited just off the renowned Great West Road it does not fall short of amenities and accessibility. Located within walking distance to Hounslow West Underground Station and bus services to Osterley Underground Station (Piccadilly Line) offering routes into Central London and to Heathrow Airport, there are ample nearby local amenities, reputable schools such as St Mark's Catholic School scoring OUTSTANDING by OFSTED, bus links and the A4 provides the motorist with access into London and the M4/M25.



## Key Features

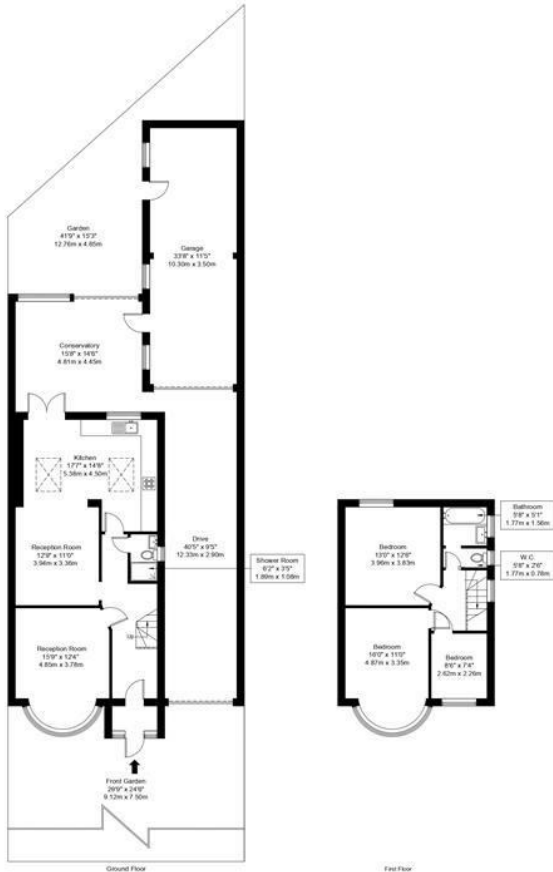
- Sought After Location
- Potential for a Double Storey Side Extension
- Extended Semi-Detached Home Built in Circa 1930s with 1960 ft.<sup>2</sup> of Larger than Average Accommodation + High Ceilings
  - Three Bedrooms
  - Two Reception Rooms
  - Extended Kitchen/ Diner
- Family Bathroom with Sep. WC + Ground Floor Shower Room
  - Conservatory
- Landscaped Rear Garden with a Secure Electric Side Gate
- Gated Front Garden with Off Street Parking for Upto Six Vehicles + A Very Large Garage Ideal for a Workshop (with Vehicle Inspection Pit) or Out Building





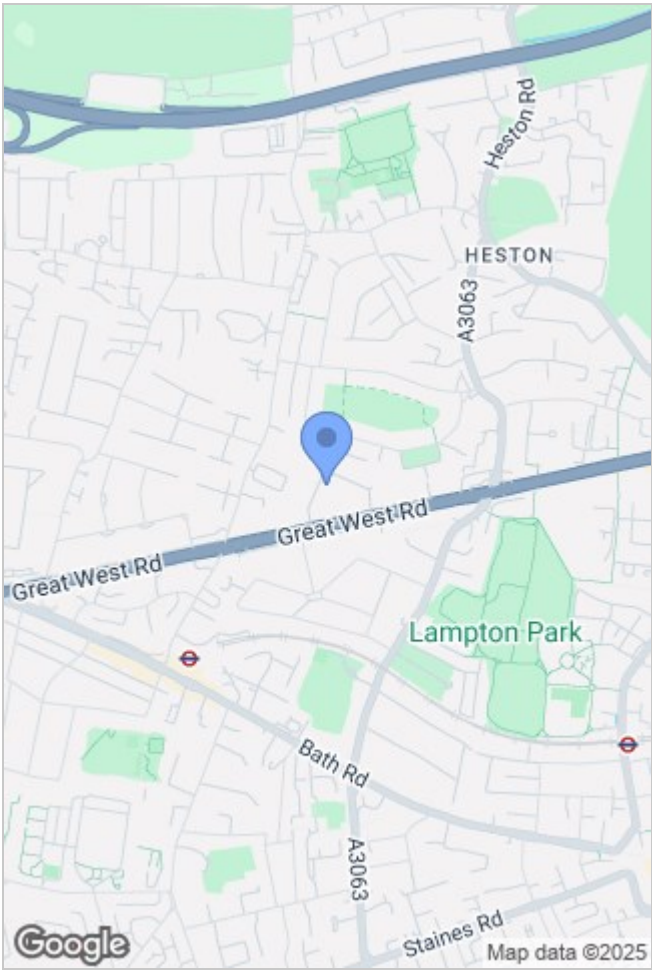
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Approx Gross Internal Area = 182.09 sq m / 1960 sq ft  
Front Garden = 41.34 sq m / 445 sq ft  
Garden = 65.17 sq m / 701 sq ft  
Drive = 35.76 sq m / 385 sq ft  
Total = 324.36 sq m / 3491 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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		

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