



Fern Lane, Heston, TW5 0HL
Guide Price £975,000

DBK
ESTATE AGENTS



This exceptional and substantially extended family home has been thoughtfully redesigned to offer expansive, high-specification living across generous proportions.

At the heart of the home is a breathtaking open-plan kitchen and dining space, featuring a bespoke contemporary kitchen with integrated appliances, statement finishes and a striking central island. An impressive skylight and bi-fold doors flood the space with natural light, seamlessly connecting the interior to the private rear garden.

Arranged over the upper floors are five well-proportioned bedrooms, all benefitting from fitted wardrobes, with two enjoying their own en-suite facilities. A stylish family bathroom serves the remaining bedrooms, complete with a walk-in shower and separate bath.

A separate front reception room provides additional living space, while practical additions including a dedicated home office, separate utility room and convenient ground floor WC.

Externally, the property continues to impress with a private rear garden and a versatile outbuilding offering flexible use, alongside a driveway providing off-street parking.

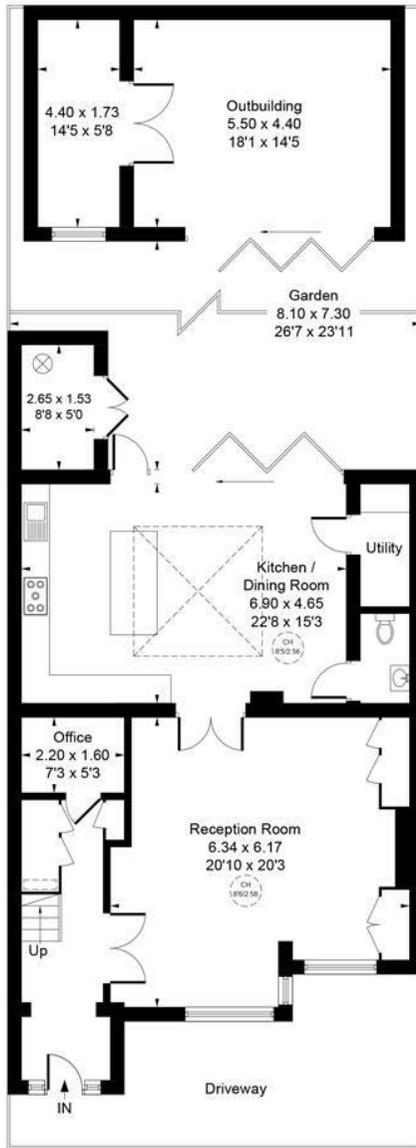
Sited within a desirable location this property is moments away from excellent nearby transport links such as Southall Overground Station and Hounslow West Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 can be found within proximity. Reputable schools such as Khalsa Primary School, Norwood Green Infant and Nursery School, Featherstone High School and Heston Community School can be found nearby.

Key Features

- Substantially extended and beautifully modernised family home
- Stunning open-plan kitchen/dining space with feature island
- Five well-proportioned bedrooms all with fitted wardrobes + two bedrooms with ensuites
- Bespoke contemporary kitchen with integrated appliances and statement finishes
- Separate front reception room offering additional living space
- Stylish family bathroom with walk-in shower and separate bath
- Impressive skylight and bi-fold doors flooding the space with natural light
- Private rear garden with versatile outbuilding
 - Driveway providing off-street parking
- Dedicated home office, separate utility room + convenient ground floor WC



Approximate Gross Internal Area = 182.95 sq m / 1969 sq ft
 Outbuildings = 38.40 sq m / 413 sq ft
 Total = 221.35 sq m / 2382 sq ft



Ground Floor

CH = Ceiling Height
 = Reduced headroom below 1.5m / 5'0"



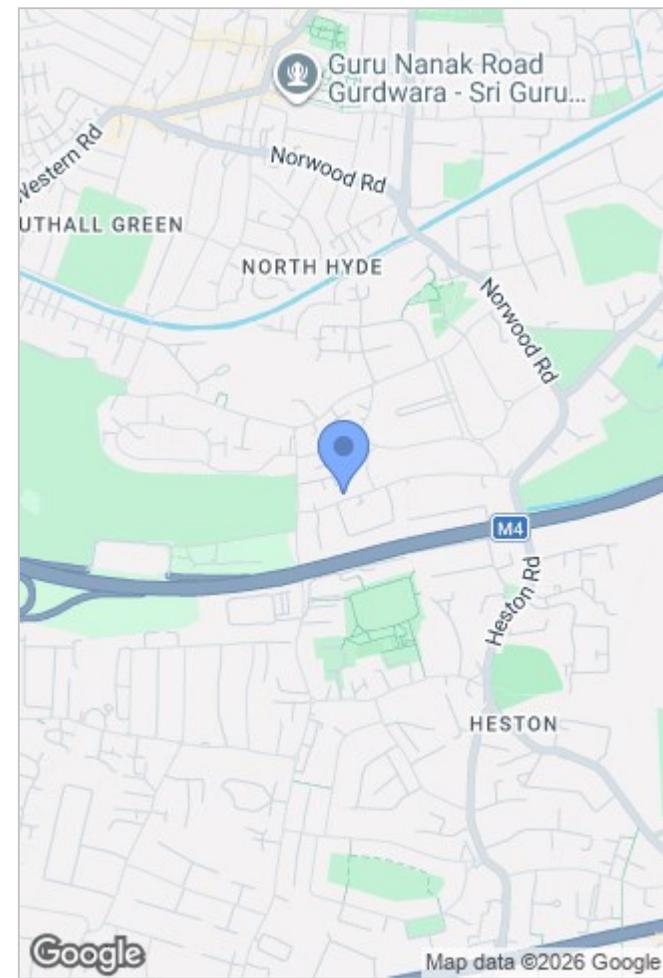
Loft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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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			
England & Wales		75	82
	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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