



**West Way, Heston, TW5 0JG**  
**Guide Price £600,000**

**DBK**  
ESTATE AGENTS



Offered to the market with No Onward Chain, this extended semi-detached property provides a generous and well-balanced layout, ideal for family living. Spanning approximately 1,222 sq ft, the home also offers further potential for development, subject to the necessary planning permissions.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a growing family. The ground floor comprises two spacious reception rooms and a 6-metre extended kitchen and dining area, creating a fantastic space for both everyday living. A ground floor shower room and WC add to the convenience of the layout.

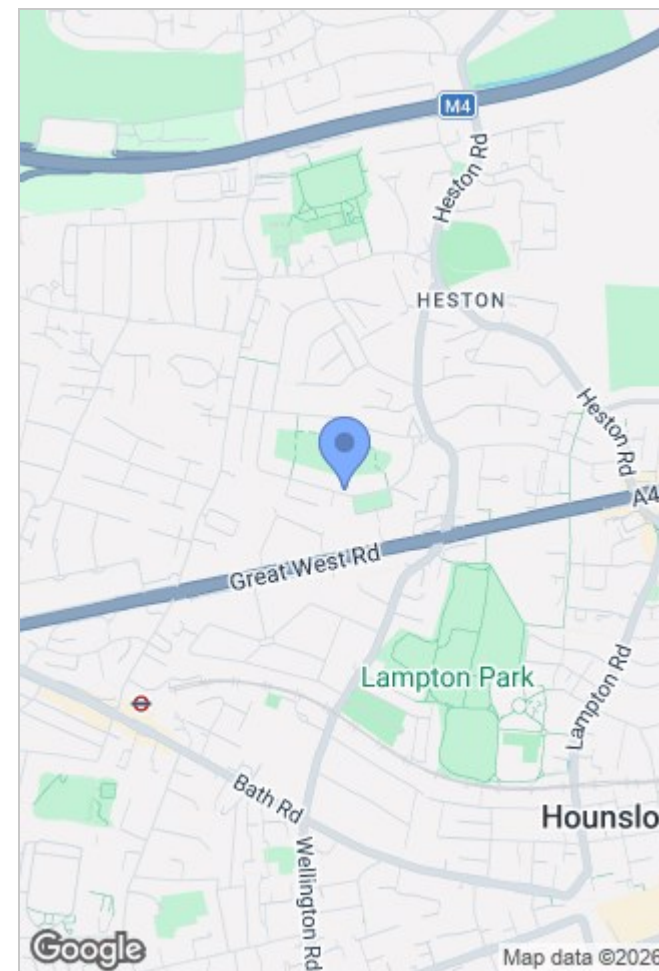
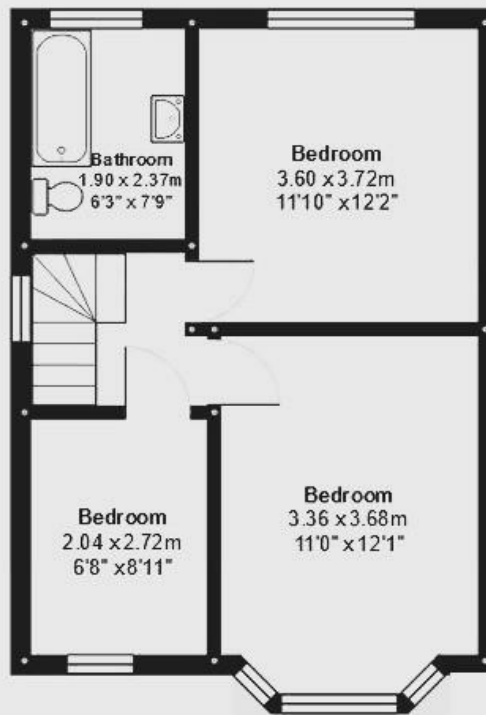
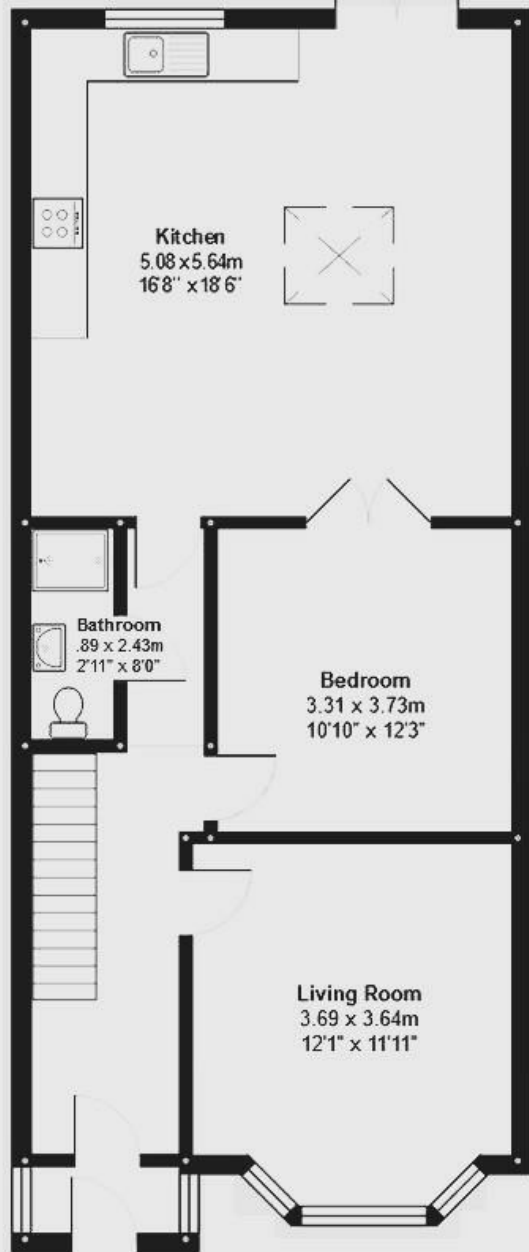
Externally, the property benefits from a lengthy rear garden with side gated access as well as a front garden with off-street parking.

Set within walking distance to an ample array of local amenities. Reputable schools such as Westbrook Primary, Springwell Infant & Nursery and Heston Community School can all be found within a short walk as well as Lampton School a DfE Outstanding Academy. For those commuting into The City there are direct transport links to Osterley & Hounslow West Underground Stations serving Piccadilly Line as well as the A4 and M4 being a stone throw away from the property.

## Key Features

- No Onward Chain
- Extended Semi-Detached Property - Circa 1,222 Sq.Ft
- Further Scope for Development (stpp)
  - Three Bedrooms
  - Two Reception Rooms
  - 6m Extended Kitchen/ Diner
  - Family Bathroom
- Ground Floor Shower Room/ WC
- Lengthy Rear Garden with Side Gated Access
- Front Garden with Off Street Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(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			88
(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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