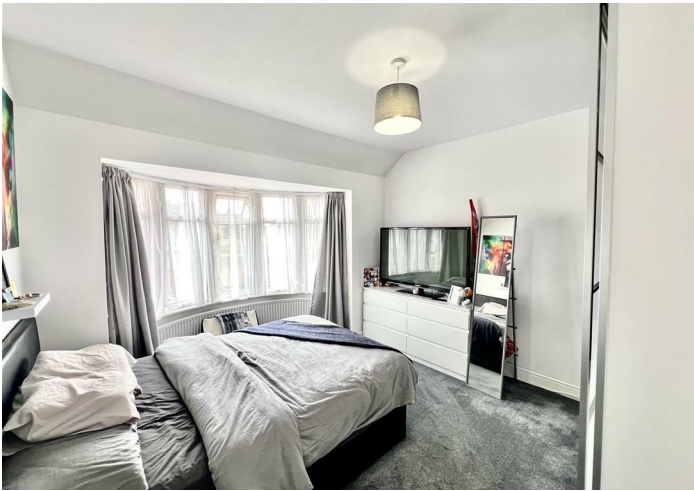




**The Vale, Heston, TW5 9HS**  
**Guide Price £625,000**

**DBK**  
ESTATE AGENTS





This modernised and well-presented semi-detached home is set in a highly sought-after location and offers future potential to extend (stpp).

The property features three generous bedrooms, a bright through lounge, a chic contemporary kitchen, and a fashionable family bathroom suite.

Outside, there is a lengthy rear garden along with side gated access for convenience. The front garden provides off-street parking and adds to the property's attractive kerb appeal.

With scope for development subject to planning permission, this home presents an excellent opportunity for those wishing to extend or adapt the property,

This property is sited moments away from excellent nearby transport links such as Hounslow West Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns and Heathrow Airport. Furthermore, it is conveniently located to an array of local amenities. For motorists the A4/M4 can be found within proximity. Reputable schools such Springwell School, Heston Community School, Berkeley Academy and Westbrook Primary can be found nearby.



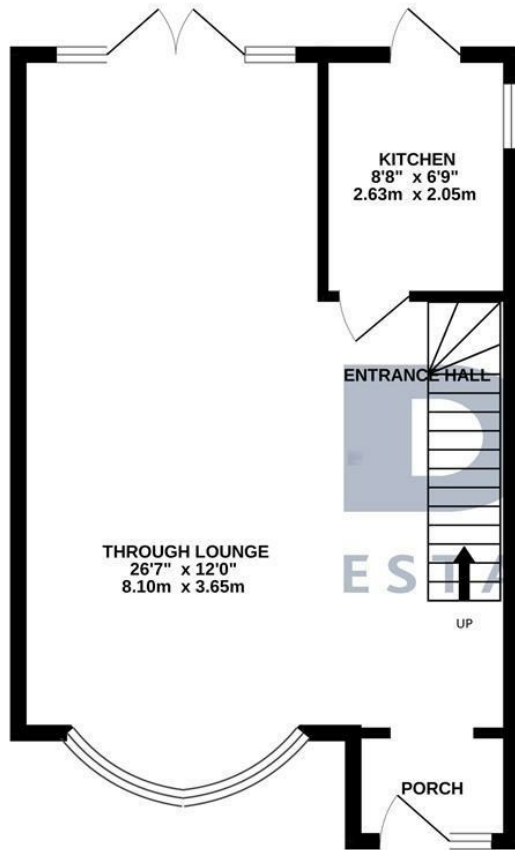
## Key Features

- Sought After Location
- Modernised + Well Presented Semi-Detached Home
- Scope for Development (stpp)
  - Three Bedrooms
  - Through Lounge
  - Chic Kitchen
- Fashionable Family Bathroom Suite
  - Lengthy Rear Garden
  - Side Gated Access
- Front Garden with Off Street Parking

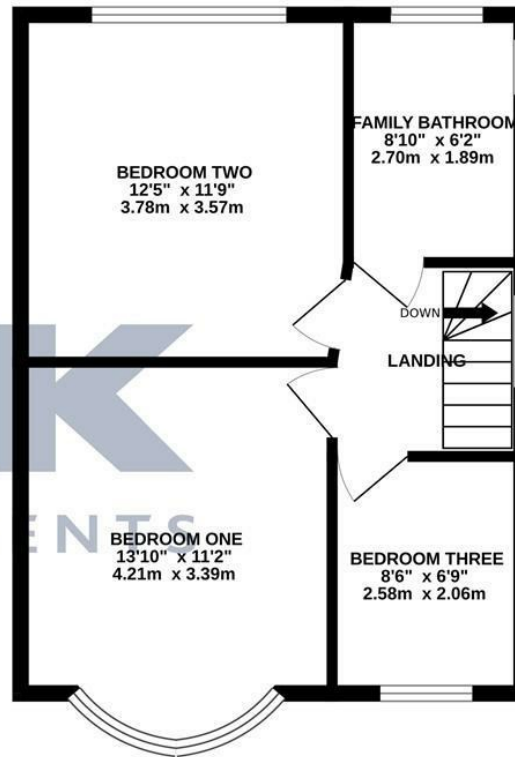




GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.

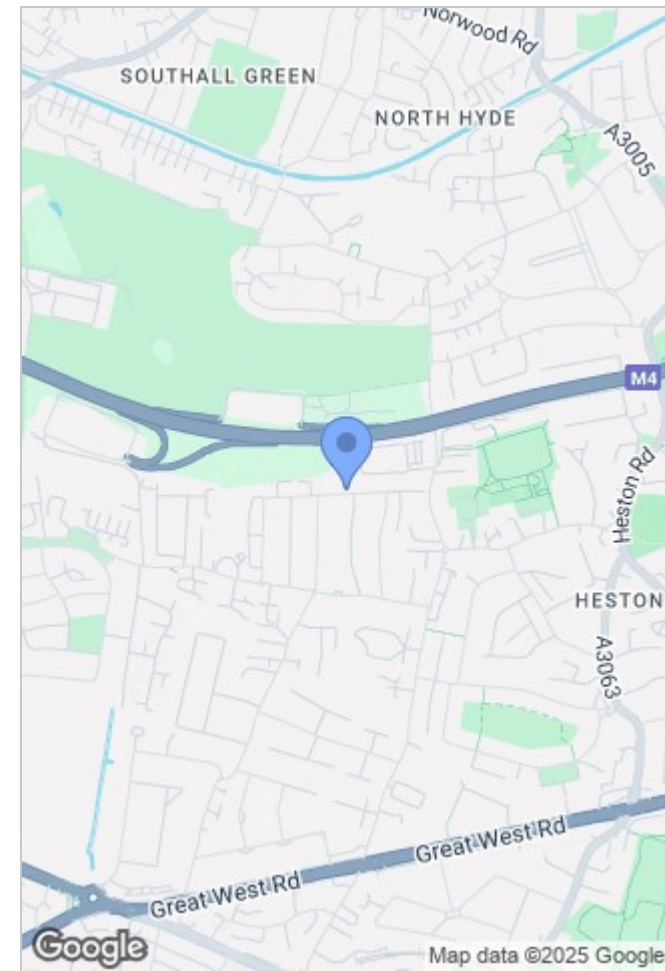


1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>1</b>	<b>1</b>
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	<b>1</b>	<b>1</b>
England & Wales		
	EU Directive 2002/91/EC	

166 Heston Road, Heston, Middlesex, TW5 0QU  
Tel: 0208 570 4848  
Email: heston@dbkestates.com  
www.dbkestates.com