



**Ash Grove, Heston, TW5 9DX**  
**Guide Price £525,000**

**DBK**  
ESTATE AGENTS





This extended terrace home is offered to the market with No Onward Chain and presents a fantastic opportunity for buyers seeking a property with potential to extend (stpp).

The home features three generously sized double bedrooms, two reception rooms, an extended dining area, kitchen and family bathroom as well as ample storage throughout the property.

The property boasts a lengthy rear garden with side gated access, as well as a front garden offering off-street parking.

Located in the leafy and picturesque village of Heston, it lays nearby to open green space which has had plans approved to be regenerated into a National Park. The property also sits in the catchment to many local and reputable schools as well as walking distance to Hounslow West Underground Station. The A4/M4 serves Central London, Heathrow Airport and neighbouring towns for motorists.



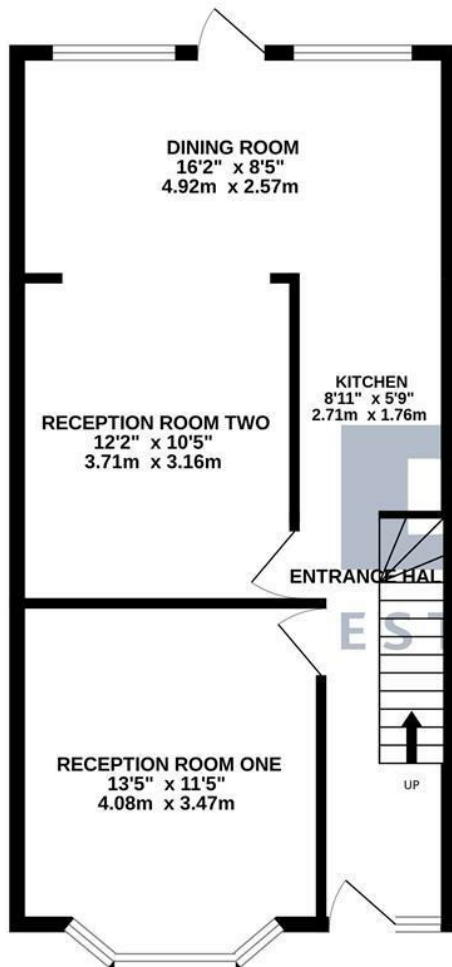
## Key Features

- **Extended Terrace Home with No Onward Chain**
- **Flying Freehold (Larger Rooms on First Floor)**
  - **In Need of Modernisation**
  - **Three Double Bedrooms**
  - **Two Reception Rooms**
  - **Extended Dining Room**
    - **Kitchen**
  - **Family Bathroom + Ample Storage**
- **Scope for Development (stpp) + New Roof Installed in July 2023**
- **Lengthy Rear Garden with Side Gated Access + Front Garden with Off Street Parking**

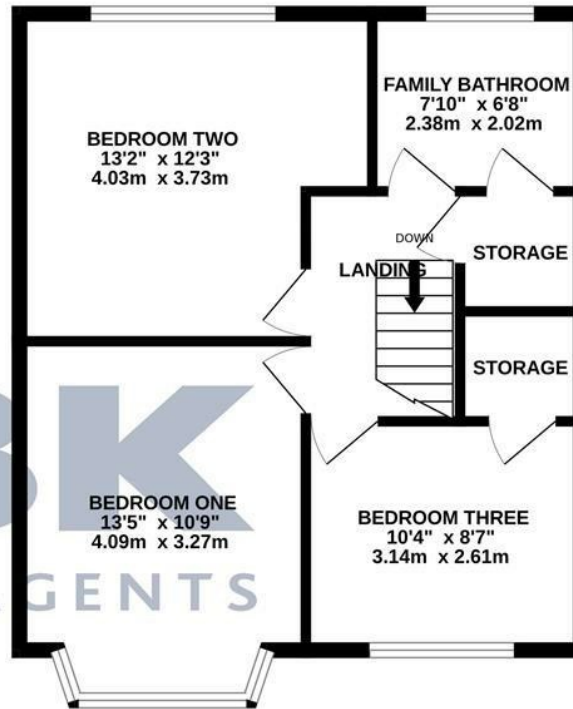




GROUND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.

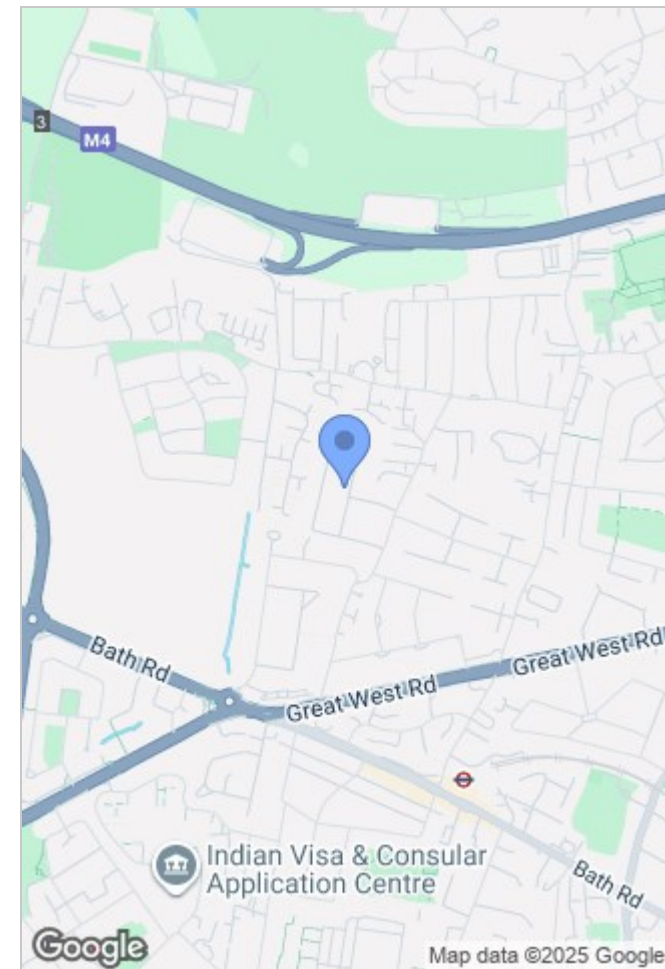


1ST FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 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                                 |         |           |
| (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                             |         |           |
| 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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