



Bath Road, Cranford, TW5 9TN
Guide Price £625,000

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Offered to the market CHAIN FREE, this larger than average semi-detached home presents a fantastic opportunity for buyers seeking a property with scope to improve and extend (subject to the necessary planning permissions).

The accommodation comprises of three large bedrooms, two spacious reception rooms, a separate kitchen and a family bathroom.

Externally, the property benefits from a generous rear garden with side gated access, a garage with vehicle access provides excellent storage or potential parking. To the front, there is a garden area, although no off-street parking is available.

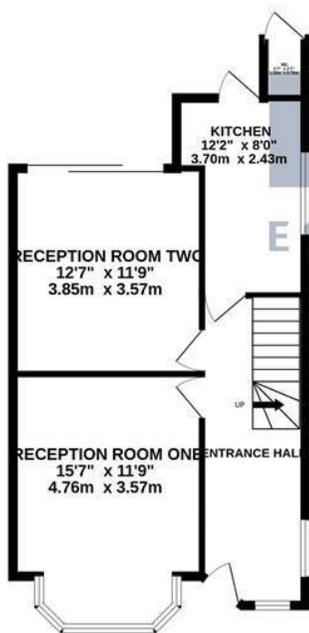
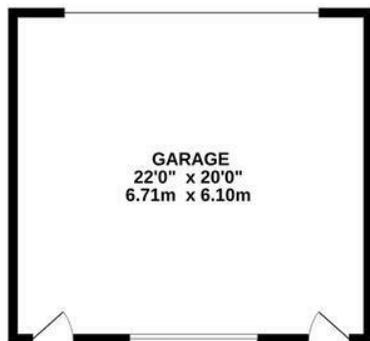
Situated a stones throw away from the M4, A4, A30 and A312 the property is ideally sited with ease of access to all neighbouring towns and The City. In addition, London Heathrow Airport, Hatton Cross and Hounslow West Underground Stations can be found less than a mile away for those commuting to work amongst reputable schools and local amenities on your doorstep.

Key Features

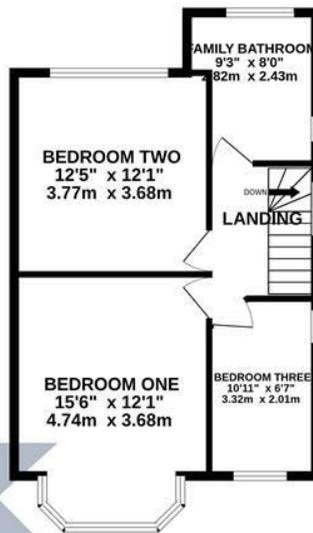
- Chain Free
- Wealth of Development Opportunity (stpp)
- Larger than Average Accommodation
 - Semi-Detached Home
 - Three Bedrooms
 - Two Reception Rooms
 - Kitchen
 - Family Bathroom
- Rear Garden with Side Gated Access + Garage with Vehicle Access
- Front Garden - No Parking Available at Front



GROUND FLOOR
973 sq.ft. (90.4 sq.m.) approx.



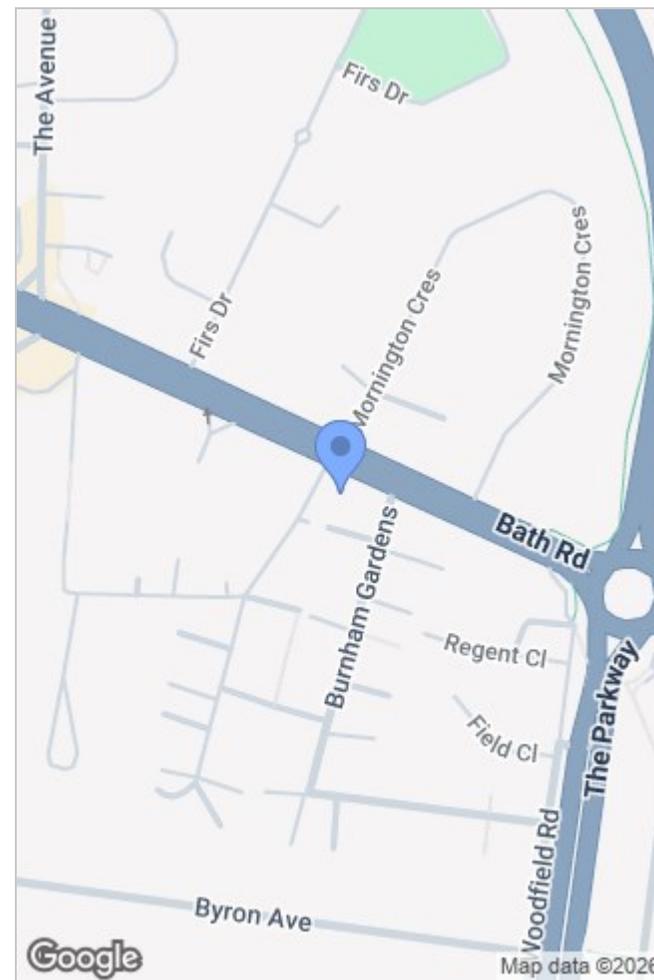
1ST FLOOR
517 sq.ft. (48.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1490 sq.ft. (138.4 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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(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	

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