



**Shelley Crescent, Heston, TW5 9BH**  
**Guide Price £675,000**

**DBK**  
ESTATE AGENTS





Offered with No Onward Chain and set in a sought-after location, this extended semi-detached home provides spacious accommodation with excellent potential (stpp).

The property features three generous bedrooms, a bright through lounge and a modern extended kitchen/diner. The first floor family bathroom suite is complemented by an additional ground floor WC for convenience.

Outside, the home enjoys a lengthy rear garden complete with a brick outbuilding and side gated access, while the expansive front garden provides ample off-street parking for several vehicles.

With scope for further development subject to planning permission, this property represents a fantastic opportunity for buyers looking to create a long-term family home in a desirable area.

Located in the leafy and picturesque village of Heston, the property 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

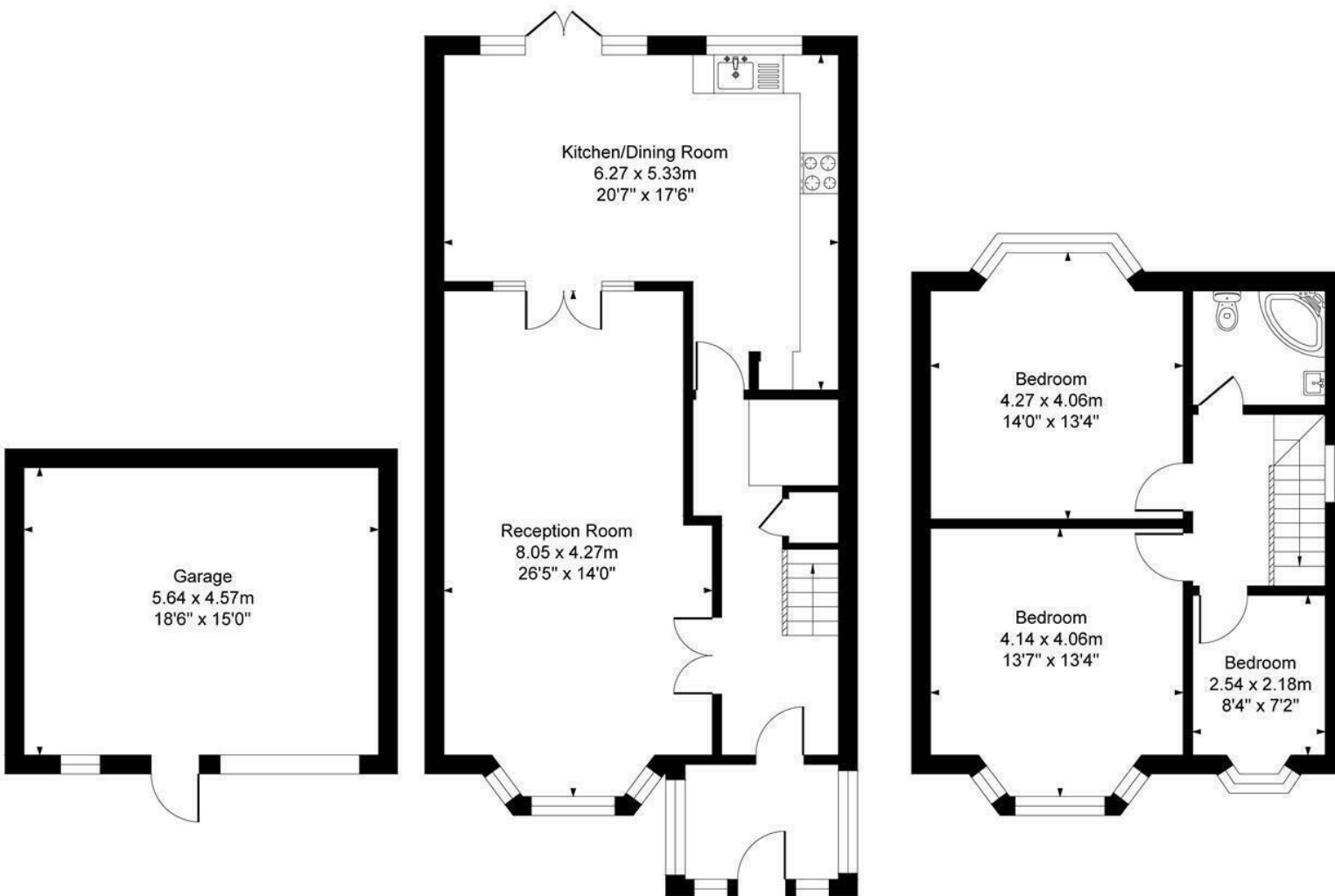
- No Onward Chain
- Sought After Location
- Extended Semi-Detached Property with Larger than Average Rooms
- Scope for Further Development (stpp)
  - Three Bedrooms
  - Through Lounge
- Extended Kitchen/ Diner
- Family Bathroom Suite + Additional Ground Floor WC
- Lengthy Rear Garden with Brick Out Building + Side Gated Access
- Expansive Front Garden with Off Street Parking for Several Vehicles





# Shelly Crescent TW5

Approx. Gross Internal Floor Area  
151.2 Sq M - 1628 Sq Ft

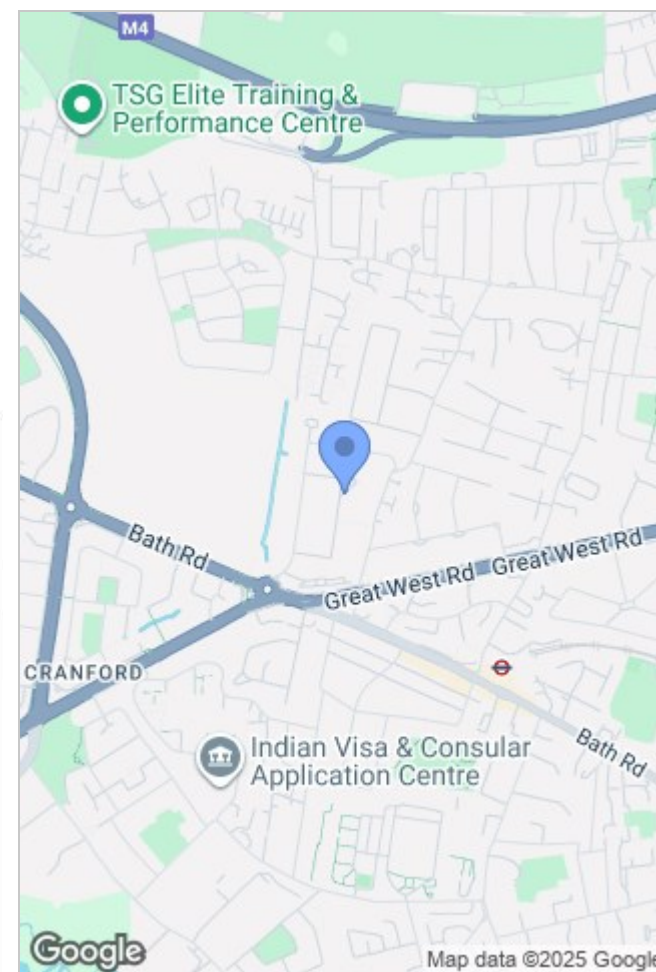


Garage  
Approximate Floor Area  
277.50 sq.ft  
(25.78 sq.m)

Ground Floor  
Approximate Floor Area  
819.92 sq.ft  
(76.17 sq.m)

First Floor  
Approximate Floor Area  
530.13 sq.ft  
(49.25 sq.m)

Illustration for identification purposes only, measurements are approximate, not to scale.



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	

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