



**Sutton Hall Road, Heston, TW5 0PX**  
**Guide Price £740,000**

**DBK**  
ESTATE AGENTS



## Sutton Hall Road, Heston, TW5 0PX

### Guide Price £740,000

A substantially extended semi-detached family home sited on this prominent and sought-after location boasting of a chic interior throughout.

Currently arranged over two floors the property sprawls circa 2,100 sq.ft with FOUR double bedrooms (all with fitted wardrobes), a bright and lengthy through lounge opening to an extended kitchen fitted with integrated appliances, a breakfast island and a sizable dining area. Further to the above mentioned is a fashionable family bathroom suite, additional shower room/ WC and study/ walk in wardrobe on the first floor and ground floor WC as well as an integral garage which can be converted into another room.

To the outside is a well-manicured rear garden stretching over 100ft with a garage and offering the ideal setting for outdoor entertainment and a front garden offering off street parking for several vehicles.

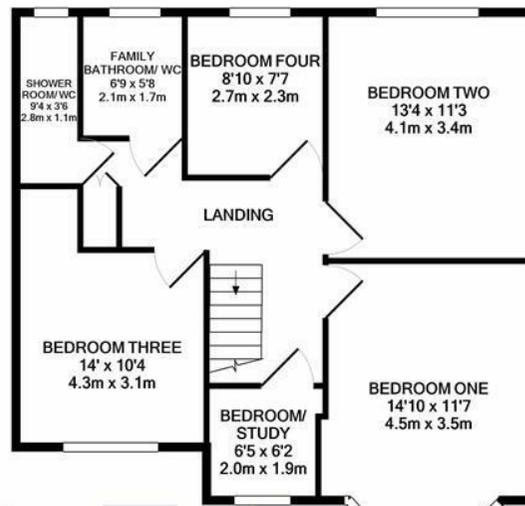
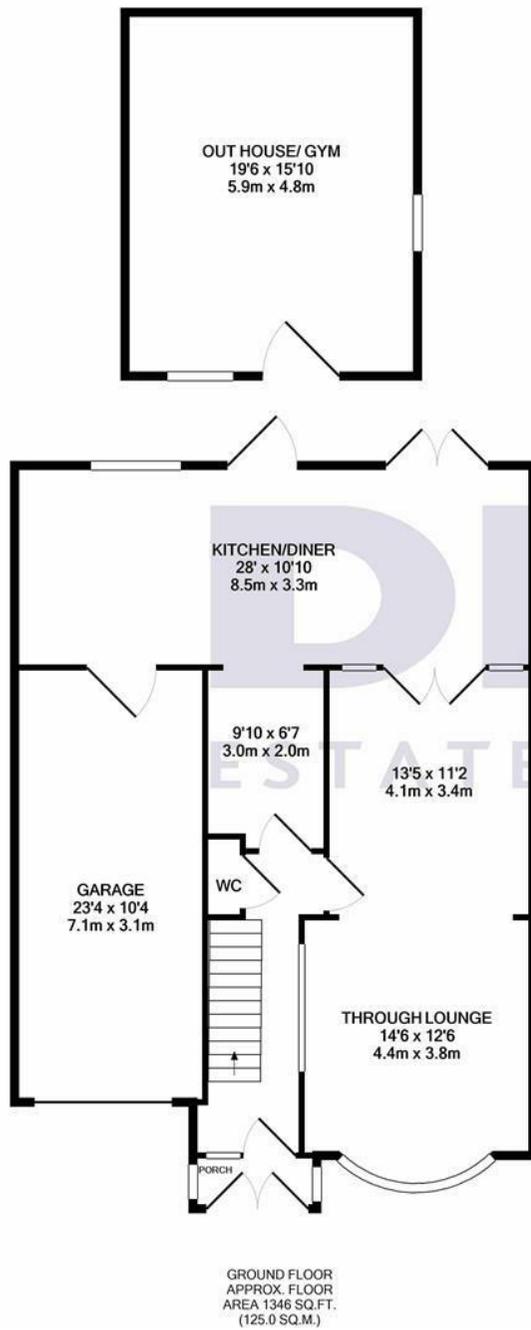
The property also offers further scope for development, subject to planning permission.

Sited within close proximity to local amenities including Sainsbury's Local and reputable schools; including Westbrook Primary School and bus links to Heathrow Airport and Hounslow Town Centre. In addition, for those working in The City, Hounslow Central Underground Station is within a short distance which is served by the Piccadilly Line. The property also provides excellent access to both the M4 and M25 and is within the catchment area of outstanding Primary schools and Secondary schools.

## Key Features

- Sought After Location
- Larger than Average Accommodation & Modern Decor Throughout
- Double Fronted Semi-Detached Property - 2,100 Sq.Ft
- Four Bedrooms + Walk in Wardrobe/ Study
  - Lengthy Through Lounge
- Large Extended Kitchen with Integrated Appliances + Dining Area
  - Family Bathroom + Shower Room + Downstairs WC
- Over 100 Ft Rear Garden with Gym Room
  - Integral Garage + Off Street Parking
  - Hounslow Central Station 0.7 miles



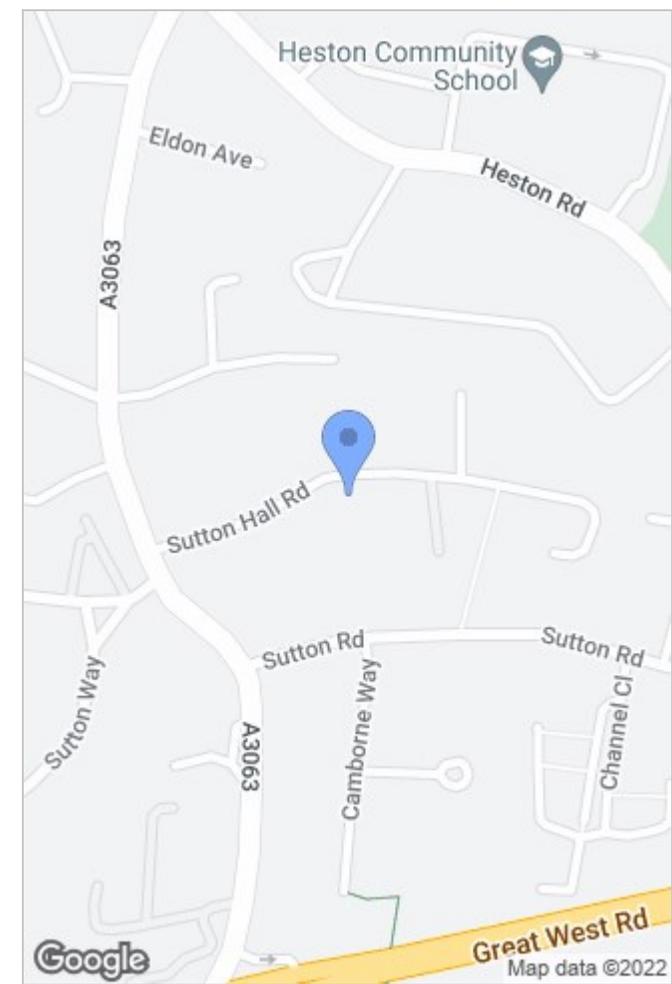


1ST FLOOR  
APPROX. FLOOR  
AREA 713 SQ.FT.  
(66.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2059 SQ.FT. (191.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	