



**Summerhouse Avenue, Heston, TW5 9DG**  
**Guide Price £550,000**

**DBK**  
ESTATE AGENTS



**SOLD BY DBK!**

Sited within walking distance to reputable schools comes this semi-detached home lightly refurbished throughout and with NO ONWARD CHAIN!

The property offers potential for a single storey rear extension, part first floor extension, loft conversion and brick outbuilding, subject to planning permission.

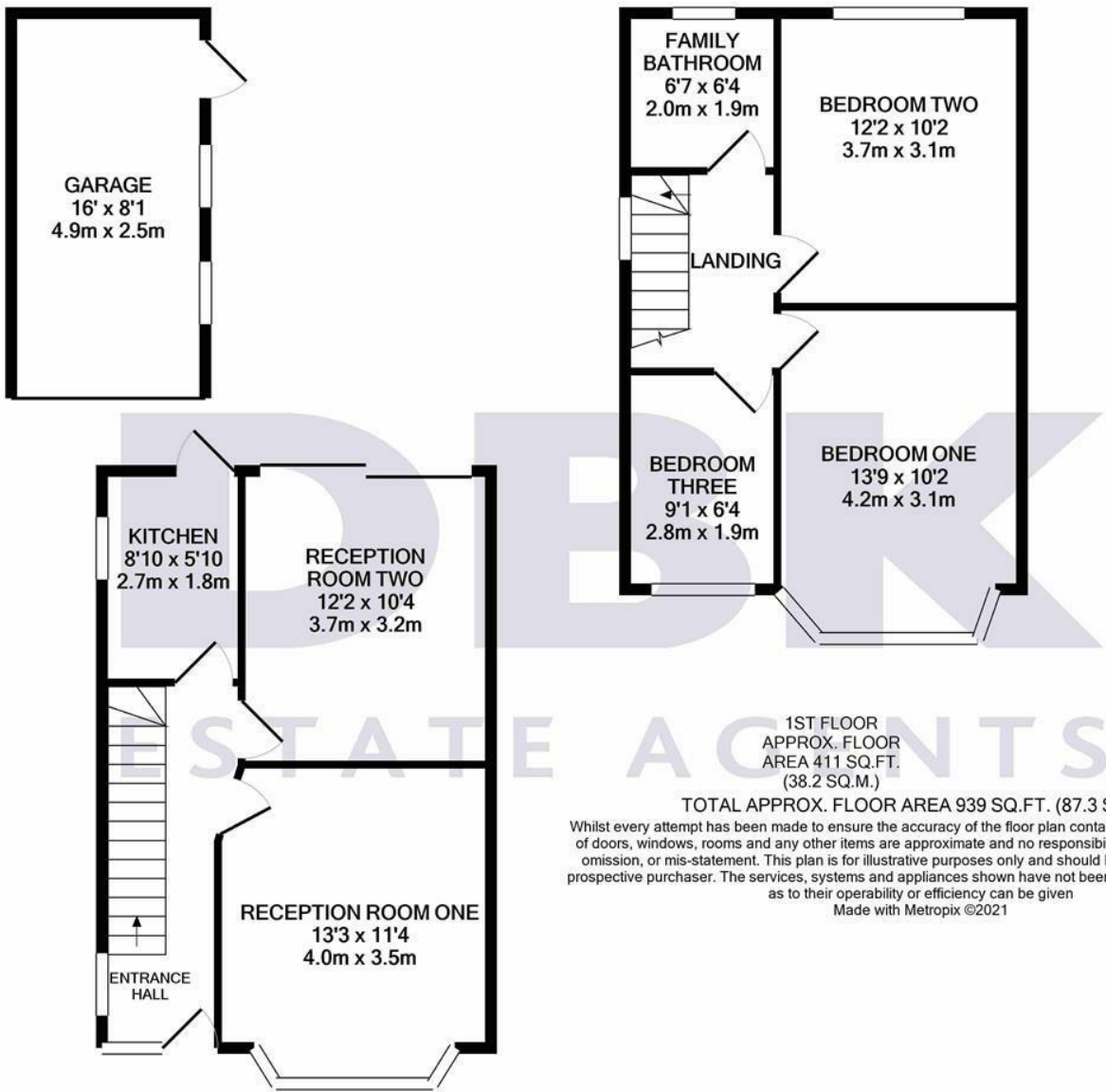
At present the house comprises of three bedrooms, two reception rooms, kitchen and family bathroom/ WC. Further attributes include a lengthy rear garden with side gated access, garage, side shared drive and front garden with potential for off street parking.

Located in this popular part of Heston the property is in close proximity to local amenities including the buzzing Hounslow West parade of shops located on Bath Road. For or those commuting to The City, Hounslow West Underground Station is within walking distance as well as bus links to Heathrow Airport, Hounslow Town Centre and neighbouring towns. The property also falls within the catchment for local reputable schools scoring OUTSTANDING by OFSTED.

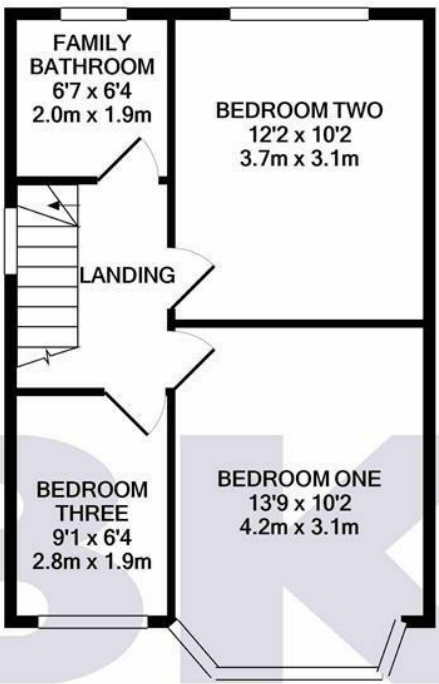
## Key Features

- No Onward Chain
- Ample Scope for Development (stpp)
  - Semi-Detached Home
  - Three Bedrooms
  - Two Reception Rooms
  - Kitchen
  - New Family Bathroom Suite
- 100Ft Rear Garden with Garage + Side Access
- Front Garden with Potential for Off Street Parking
- Hounslow West Station 0.5 miles





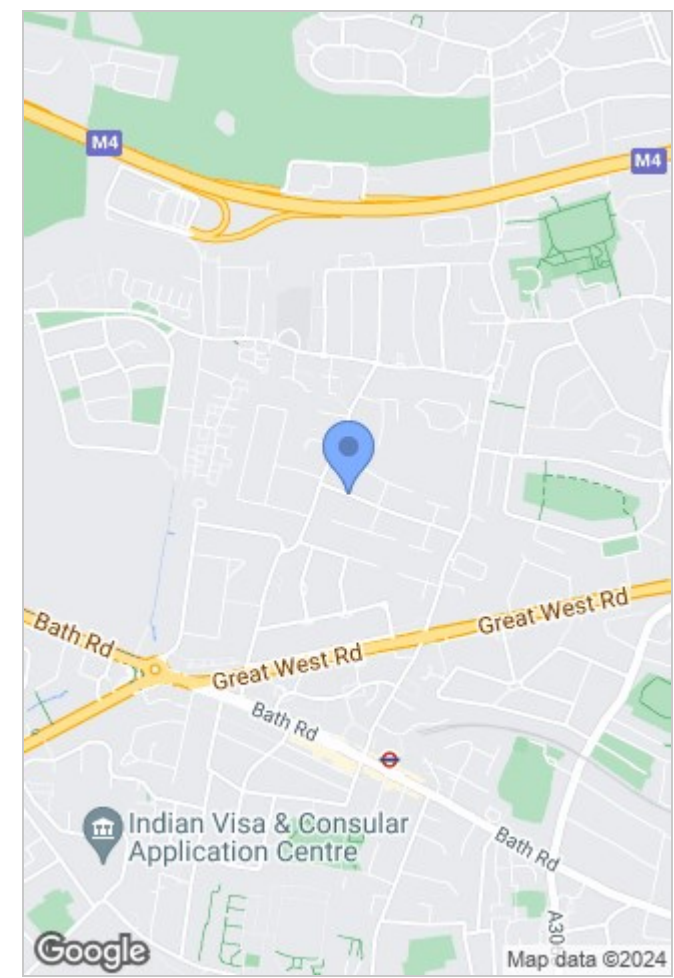
GROUND FLOOR  
APPROX. FLOOR  
AREA 528 SQ.FT.  
(49.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 411 SQ.FT.  
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 939 SQ.FT. (87.3 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			87
(81-91) B			
(69-80) C		65	
(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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