



**Clevedon Gardens, Cranford, TW5 9TS**  
**Guide Price £555,000**

**DBK**  
ESTATE AGENTS



This extended terrace home offers generous living space and fantastic potential for further development, subject to planning permission.

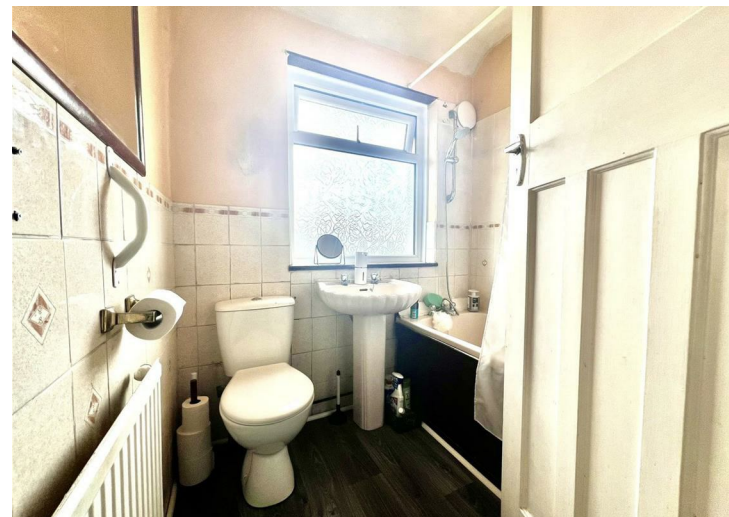
The ground floor features two separate reception rooms, along with a spacious extended kitchen and dining area that opens onto the garden. A ground floor shower room and WC provide added practicality. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom.

Outside, the property benefits from a rear garden with a garage and rear access, as well as a front garden offering off-street parking.

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

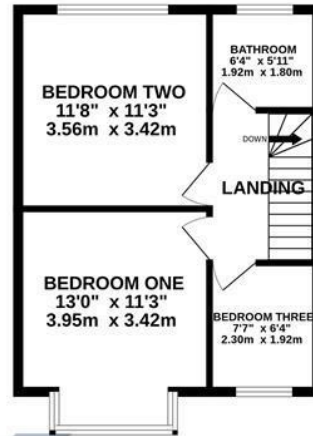
- **Extended Terrace Home**
  - **Three Bedrooms**
  - **Two Reception Rooms**
  - **Extended Kitchen/ Diner**
  - **First Floor Family Bathroom**
  - **Ground Floor Shower Room/ WC**
- **Rear Garden with Garage + Rear Access**
- **Front Garden with Off Street Parking**
  - **Scope for Development (stpp)**
    - **Circa 1,155 Sq.Ft**



GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



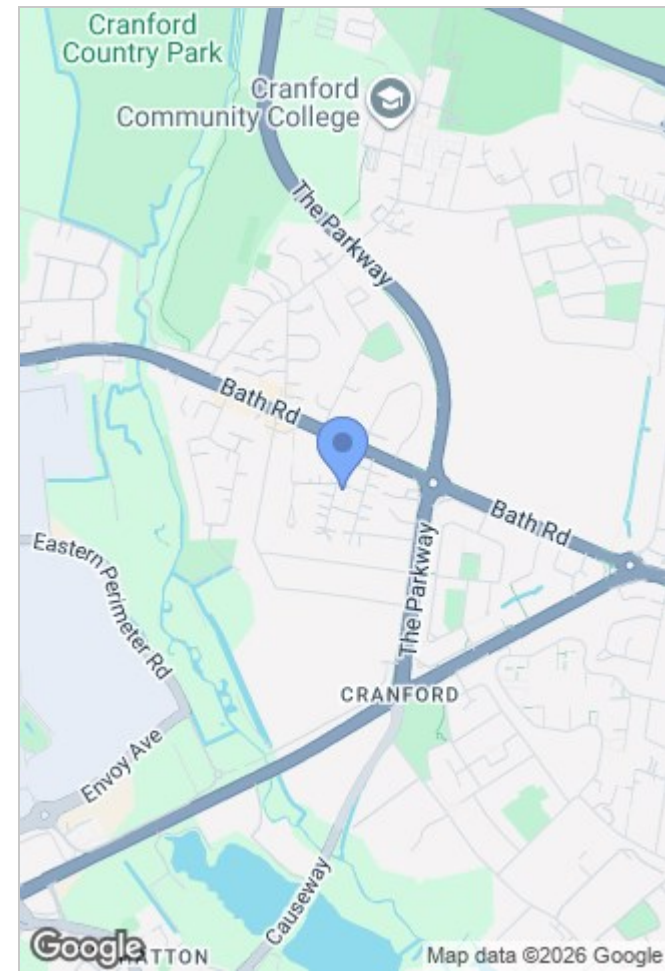
1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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