



**The Crossways, Heston, TW5 0JP**  
**Guide Price £475,000**

**DBK**  
ESTATE AGENTS



A semi-detached property with a real cosy, homely feel and NO ONWARD CHAIN!

To date accommodation is arranged over 777 sq.ft with two bedrooms a good size reception room, chic kitchen and family bathroom with a separate WC. Complementary to this is lengthy rear garden with a garage, side gated access, a front garden with the potential for off street parking.

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

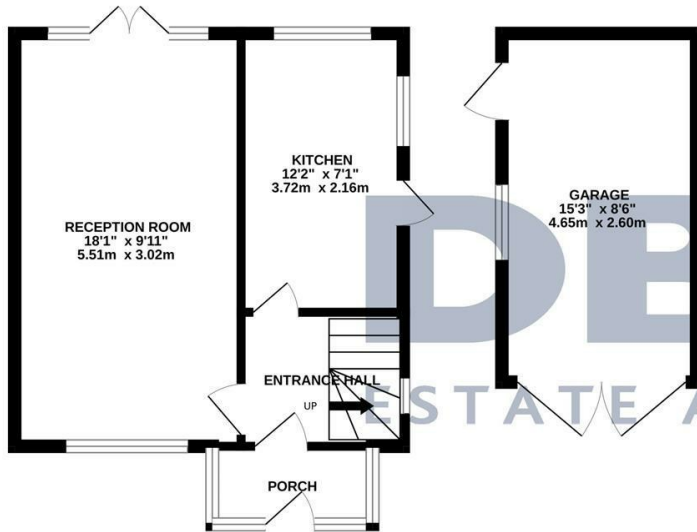
Set within walking distance to an ample array of local amenities. Reputable schools such as Westbrook Primary, Springwell Infant & Nursery and Heston Community School can all be found within a short walk. For those commuting into The City there are direct transport links to Osterley & Hounslow West Underground Stations serving Piccadilly Line as well as the A4 and M4 being a stone throw away from the property.

## Key Features

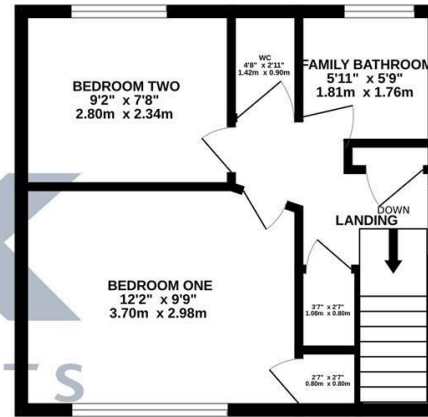
- No Onward Chain
- Semi-Detached Home
- Well Presented Throughout
  - Two Bedrooms
  - Reception Room
  - Modern Kitchen
- Family Bathroom with Separate WC
  - Lengthy Rear Garden
- Front Garden with Potential for Off Street Parking
  - Circa 777 Sq.Ft



GROUND FLOOR  
461 sq.ft. (42.9 sq.m.) approx.

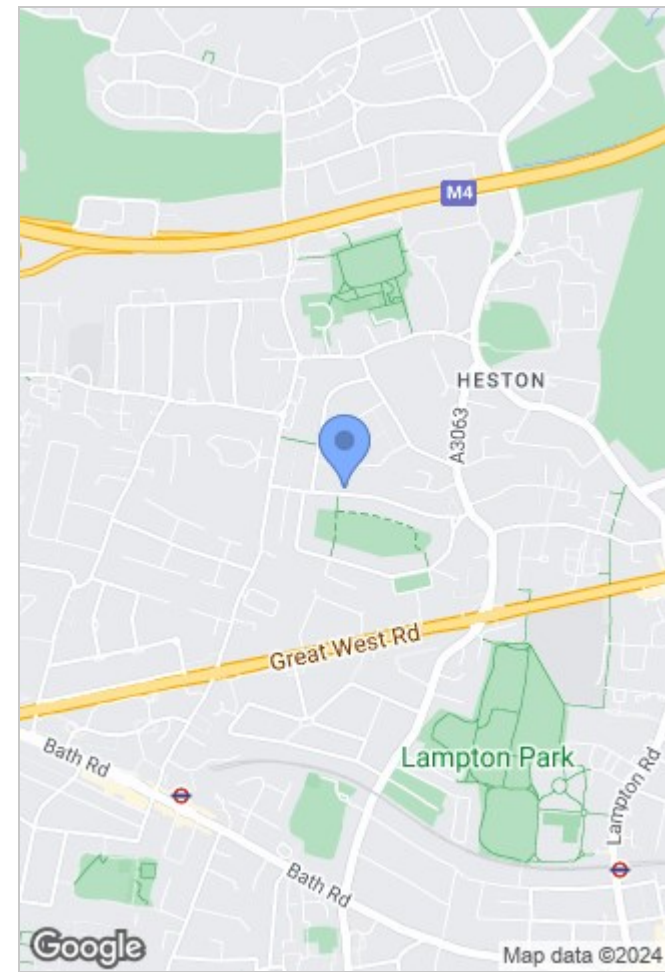


1ST FLOOR  
316 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 777 sq.ft. (72.2 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			89
(81-91) B			
(69-80) C			67
(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	