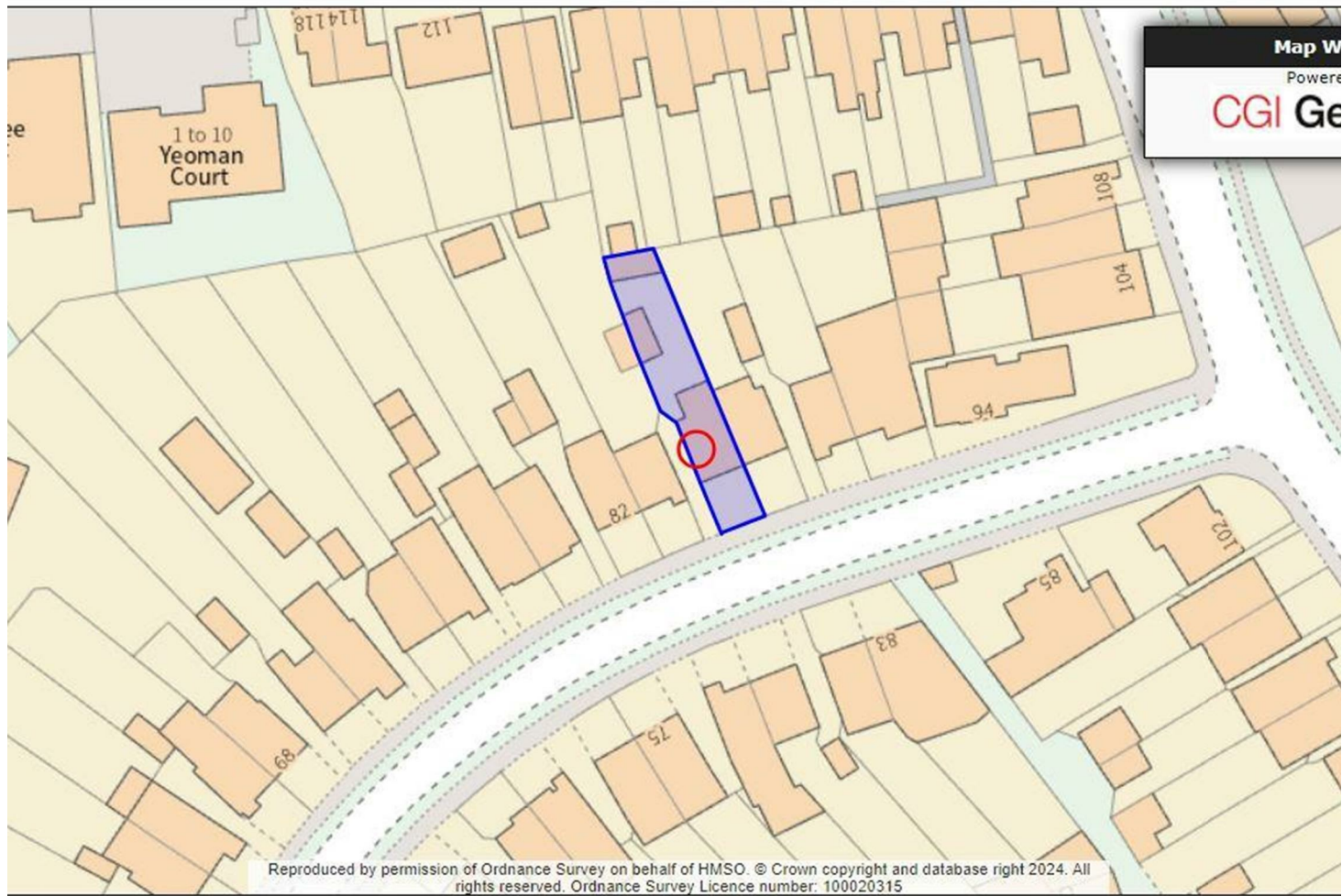




**The Warren, Heston, TW5 0JN**  
**Guide Price £560,000**

**DBK**  
ESTATE AGENTS





An exceptional semi-detached home situated on this sought-after location with No Onward Chain!

Spanning approximately 1,183 square feet, this extended home boasts three bedrooms, a through lounge that creates an inviting space for entertaining. The extended kitchen adds a touch of contemporary elegance and the first-floor family bathroom is complemented by a separate WC. The property also has the added bonus of a ground floor wet room/ WC.

To the outside is a lengthy rear garden, featuring side gated access and a garage. The front garden, complete with off-street parking and a side shared driveway, ensures practicality and ease in your daily routine.

There is also the added scope to extend, subject to planning permission.

Sited within this prominent location in Heston the property is in close proximity to local amenities including the buzzing Vicarage Farm Road, reputable school including Westbrook Primary School & Lampton Academy as well as bus links to Heathrow Airport and Hounslow Town Centre. In addition, for those working in The City, Hounslow West Underground Station is within a short distance, there is also excellent access to both the M4 and M25 for motorists.



## Key Features

- No Onward Chain
- Sought After Location
- Extended Semi-Detached Home - Circa 1,183 Sq.Ft
- Three Bedrooms
- Through Lounge
- Extended Kitchen
- First Floor Family Bathroom with Sep. WC
  - Ground Floor Wet Room
- Lengthy Rear Garden with Side Gated Access + Garage
- Front Garden with Off Street Parking + Side Shared Driveway





GROUND FLOOR  
755 sq.ft. (70.2 sq.m.) approx.

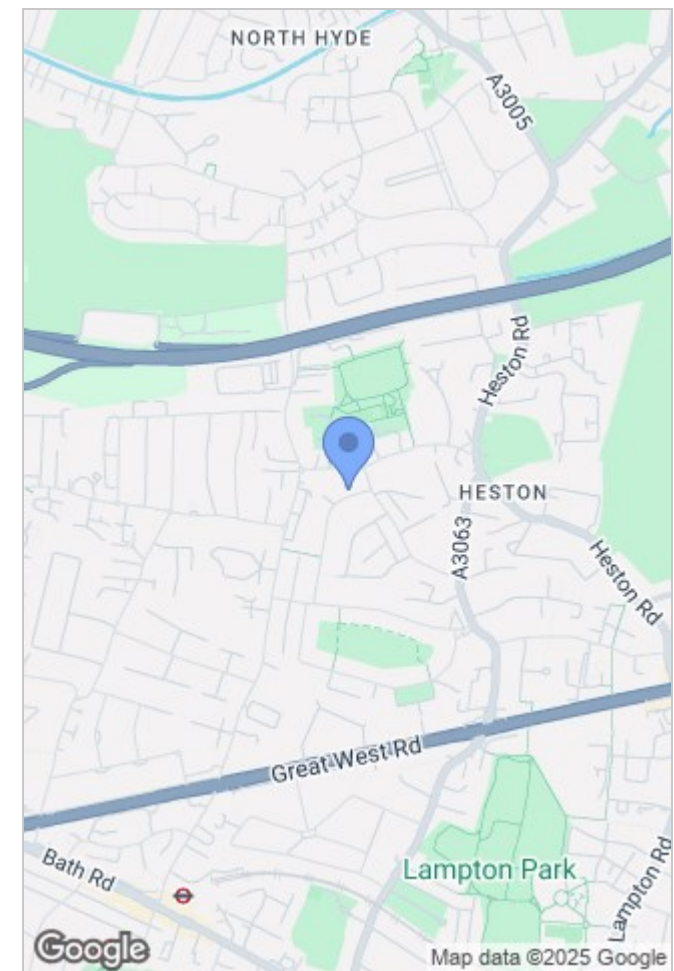
1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 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		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(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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