



**Cranford Lane, Heston, TW5 9ET**  
**Guide Price £775,000**

**DBK**  
ESTATE AGENTS





**SOLD BY DBK!**

A substantial family home arranged over three floors sprawling circa 2,785 sq.ft and offering larger than average accommodation.

At present the property comprises of SIX bedrooms (most of which with fitted wardrobes), three reception rooms, a fitted kitchen, utility room, family bathroom situated on the first floor and two shower rooms/ WCs on the ground floor.

To the outside is an enormous rear garden ideal for outdoor entertaining with an equally large brick out building and to the front a brick paved driveway offering off street parking for several vehicles.

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

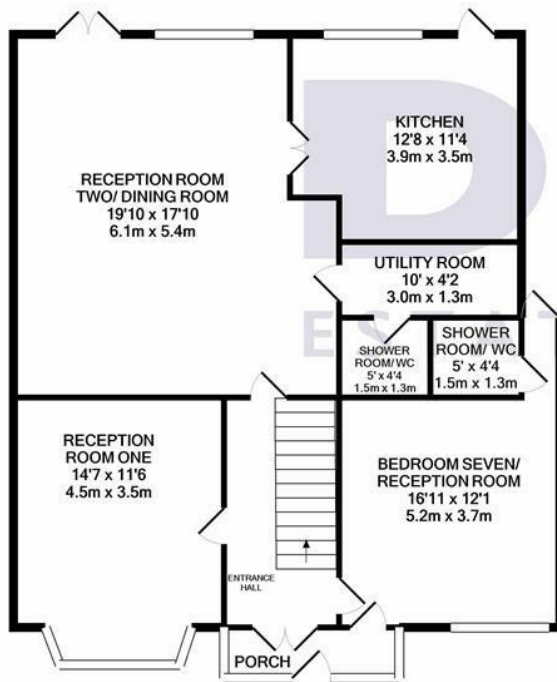
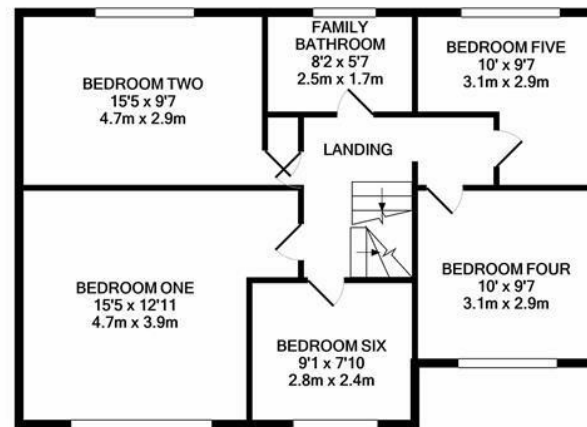
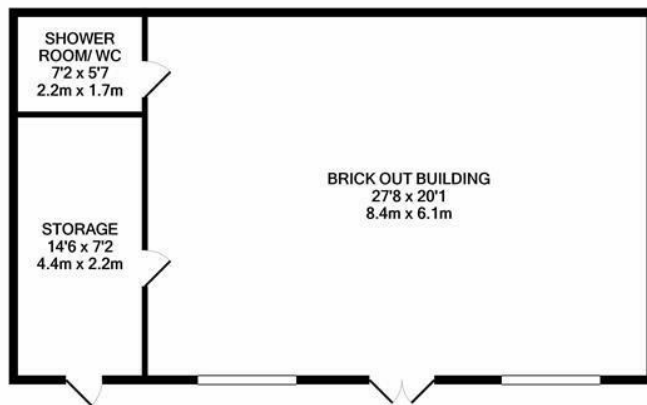
Sited within walking distance to Berkeley Primary School as well as bus links to Hounslow West Underground Station and London Heathrow Airport. Also, conveniently located within walking distance to many local shops and restaurants on Vicarage Farm Road as well as the A4/ M4 providing links into The City and neighbouring towns.



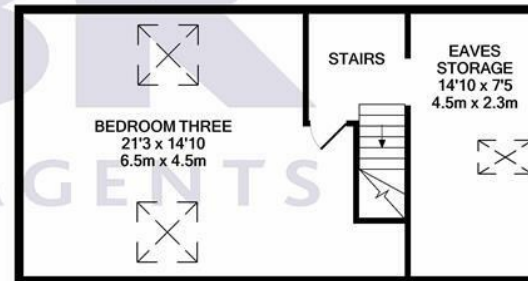
## Key Features

- **Significantly Extended Property**
  - Circa 2,785 Sq.Ft
  - Six Bedrooms
  - Three Reception Rooms
  - Three Bathrooms
  - Kitchen
- **Substantial Rear Garden**
  - Brick Out Building
- **Large Front Garden for Off Street Parking**
  - Hounslow West Station 0.7 miles





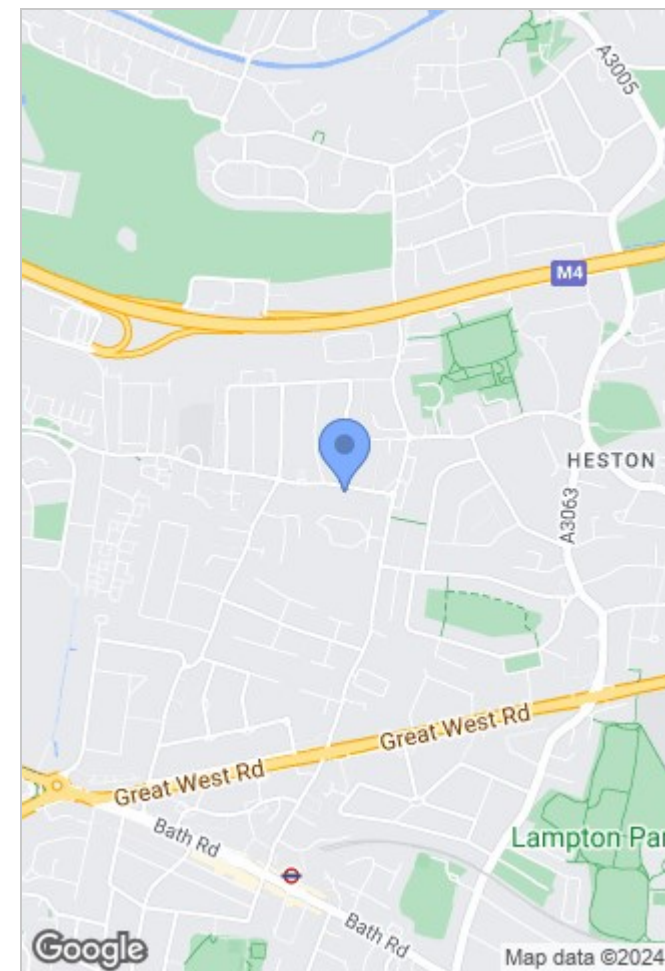
GROUND FLOOR  
APPROX. FLOOR  
AREA 1678 SQ.FT.  
(155.9 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 425 SQ.FT.  
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2783 SQ.FT. (258.5 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) <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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