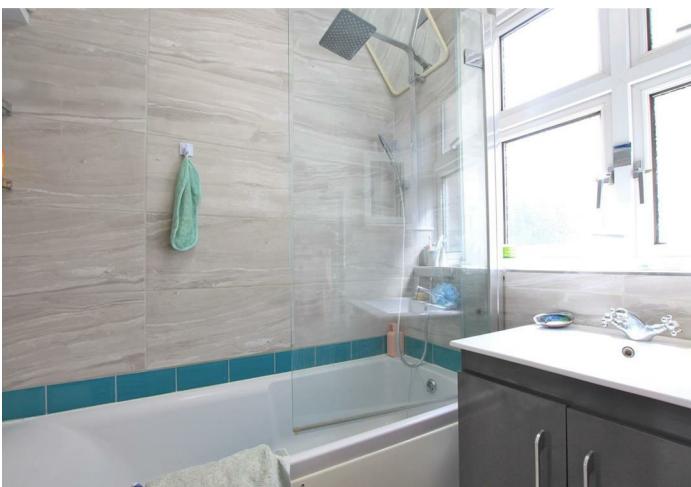




Greencroft Road, Heston, TW5 0BQ
Guide Price £675,000

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Situated on this well regarded residential road just off the Great West Road comes this extended semi-detached home boasting larger than average accommodation and NO ONWARD CHAIN!

To date the property comprises of three bedrooms, two reception rooms, a kitchen, an extended dining room, a first floor family bathroom with a separate WC and a ground floor cloakroom.

The outside benefits from a lengthy 95ft rear garden with side gated access and a garage. In addition, the property benefits from a front garden with off street parking and a side shared driveway.

There is scope to further extend the ground floor totalling 6 metres, a part first floor rear extension, a loft conversion and a brick outbuilding (subject to planning commission).

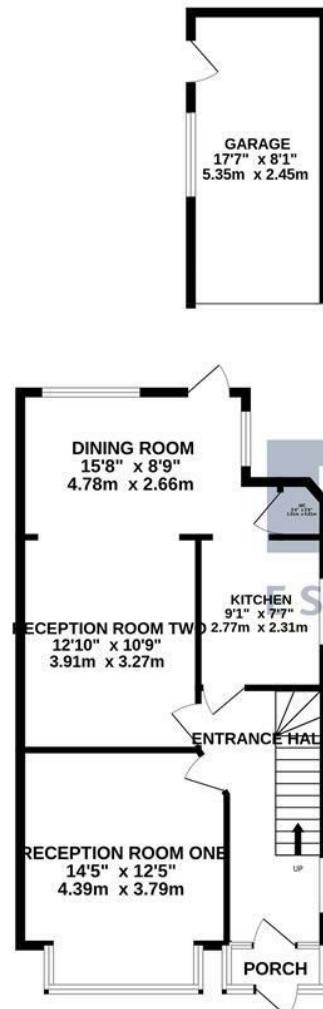
Sited just off the renowned Great West Road it does not fall short of amenities and accessibility. Located within walking distance to Hounslow West Underground Station and bus services to Osterley Underground Station (Piccadilly Line) offering routes into Central London and to Heathrow Airport, there are ample nearby local amenities, reputable schools such as St Mark's Catholic School scoring OUTSTANDING by OFSTED, bus links and the A4 provides the motorist with access into London and the M4/M25.

Key Features

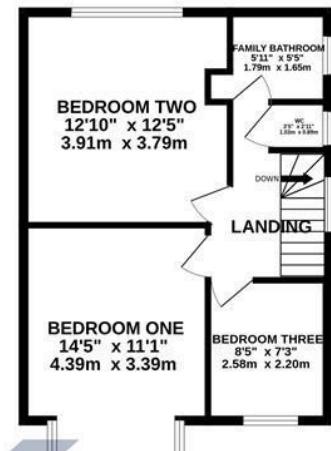
- **No Onward Chain + Prominent Residential Road**
- **Extended Semi-Detached Home**
 - **Circa 1,236 Sq.Ft**
- **Scope for Development (stpp)**
 - **Three Bedrooms**
 - **Two Reception Rooms**
 - **Kitchen**
 - **Extended Dining Area**
- **Family Bathroom with Sep. WC + Cloakroom**
- **Lengthy Rear Garden with Side Gated Access, Garage + Front Garden for Off Street Parking**



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.

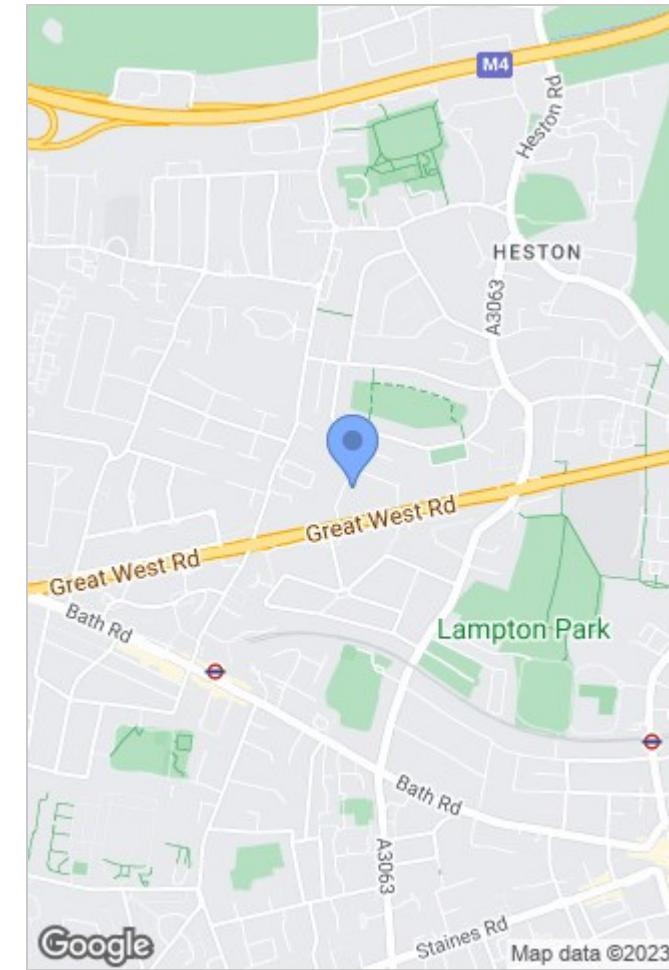


1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1236 sq.ft. (114.9 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 should not be tested and no guarantee as to their operation or efficiency can be given.
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		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		
(69-80)	C		
(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		

		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales	EU Directive 2002/91/EC		