



Sutton Road, Heston, TW5 0PN
Guide Price £650,000

DBK
ESTATE AGENTS



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A compelling and already extended semi-detached property boasting of larger than average accommodation and still offering further scope for development, subject to planning permission.

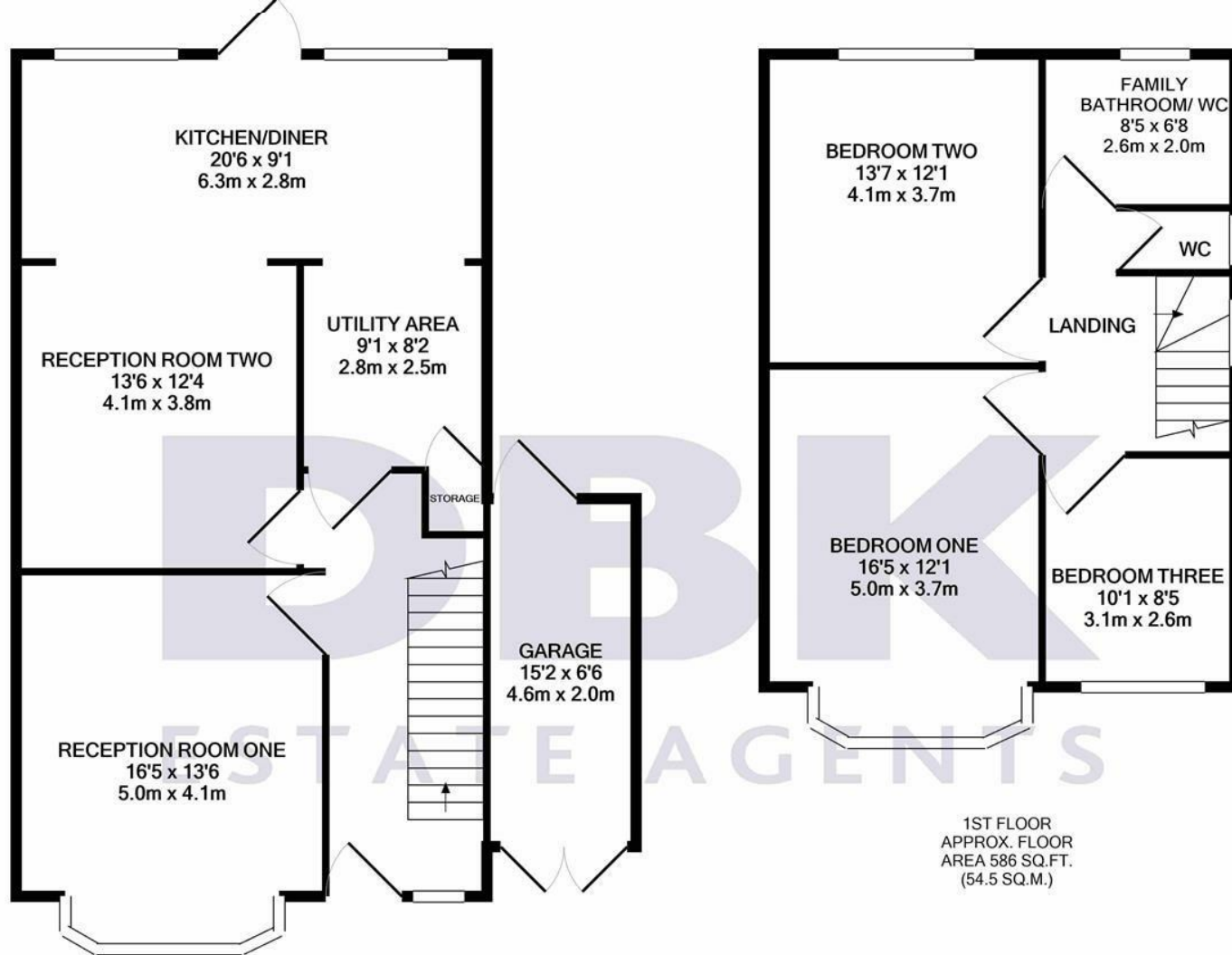
To date accommodation is spread over two floors and sprawls circa 1,460 sq.ft with three bedrooms, two reception rooms, a stylish extended kitchen/ diner, utility room, family bathroom/ WC and additional WC. To the outside is a front garden providing off street parking, garage, and a lengthy rear garden.

Set within walking distance to an ample array of local amenities. Reputable schools such as Westbrook Primary, Lampton Academy 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 Central 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
- Larger than Average Accommodation
 - Extended Semi-Detached Property
 - Prominent Location
 - Three Bedrooms
 - Two Reception Rooms
- Extended Kitchen/ Diner + Utility Room
 - Family Bathroom + Separate WC
- Large Rear Garden + Off Street Parking + Garage
 - Hounslow Central Station 0.7 miles

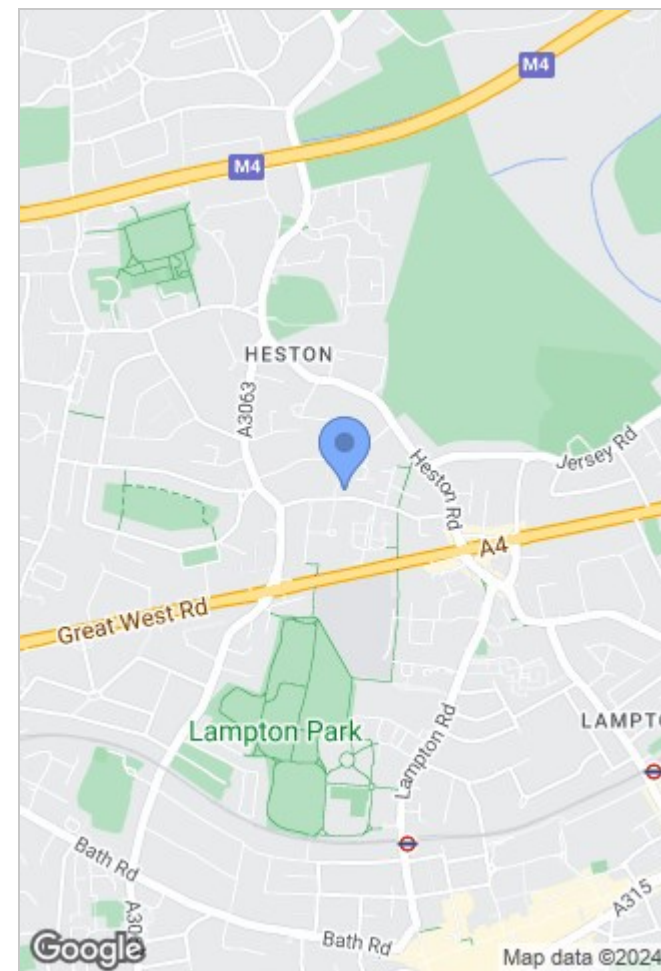




GROUND FLOOR
APPROX. FLOOR AREA 871 SQ.FT. (80.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1457 SQ.FT. (135.4 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) A		87
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	