



**Upper Sutton Lane, Heston, TW5 0QA**  
**Guide Price £725,000**

**DBK**  
ESTATE AGENTS





**SOLD BY DBK!**

An exceptional opportunity to acquire this rarely found EXTENDED DETACHED BUNGALOW sprawling circa 1,941 sq.ft.

The property has a Certificate of Lawfulness for erection of a rear roof extension with hip to gable conversion, Juliette balcony and five roof windows to front elevation. Planning Reference: 01143/61/LAW1.

Currently accommodation comprises of FIVE double bedrooms, a well-proportioned through lounge, a modern fitted kitchen with integrated appliances, a spice kitchen, chic family bathroom and additional shower room.

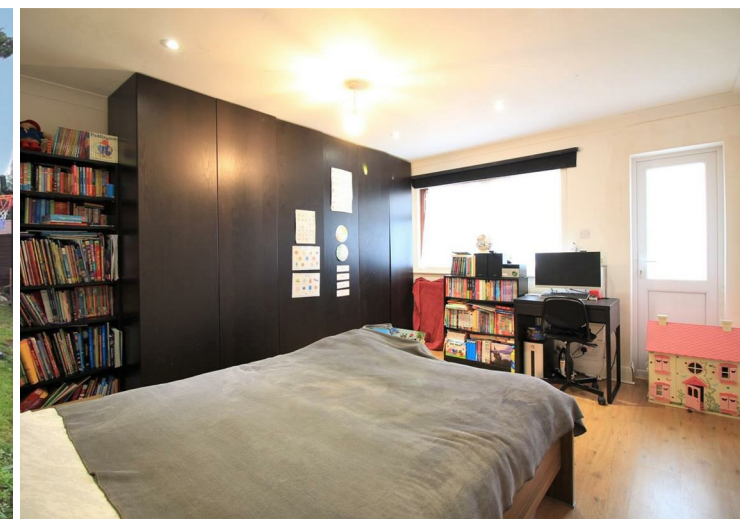
To the outside is a broad rear garden with a large brick outbuilding and side gated access as well a substantial front garden offering parking for several vehicles.

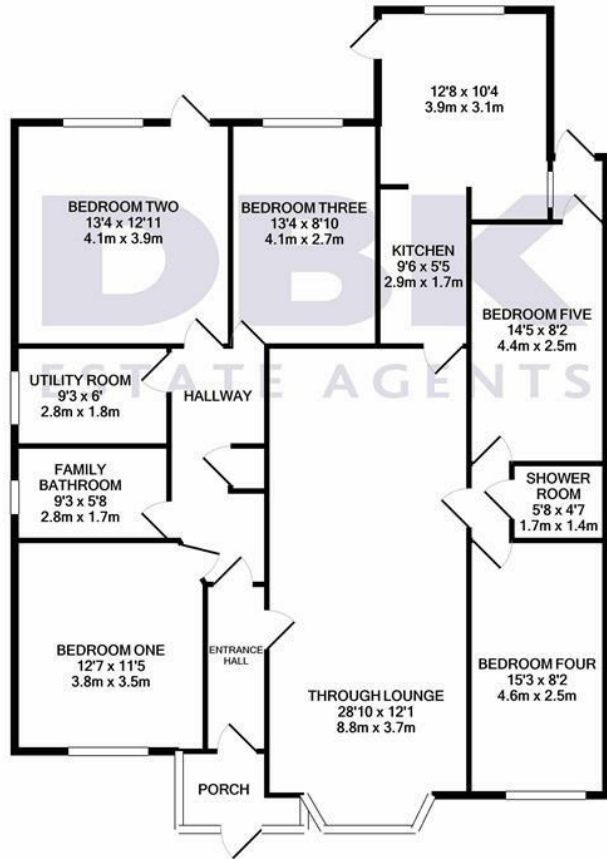
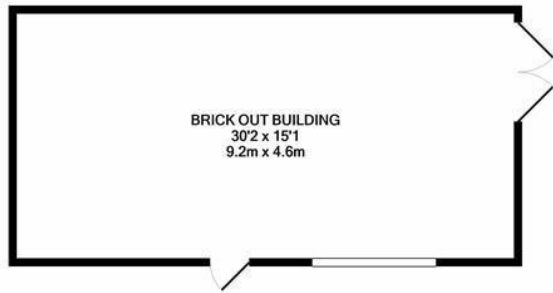
Sited within close proximity to local amenities including Sainsbury's Local and reputable schools; including Westbrook Primary School and bus links to Heathrow Airport and Hounslow Town Centre. In addition, for those working in The City, Hounslow West Underground Station is within a short distance which is served by the Piccadilly Line. The property also provides excellent access to both the M4 and M25 and is within the catchment area of outstanding Primary schools and Secondary schools.



## Key Features

- **Extended Detached Bungalow**
  - **Circa 1,941 Sq.Ft**
- **Planning Permission Approved for Development**
  - **Five Bedrooms**
  - **Through Lounge**
- **Modern Fitted Kitchen with Integrated Appliances**
  - **Family Bathroom + Shower Room**
- **Large Rear Garden with Side Gated Access + Brick Outbuilding**
  - **Driveway for Several Vehicles**
- **Hounslow Central Station 0.8 miles**

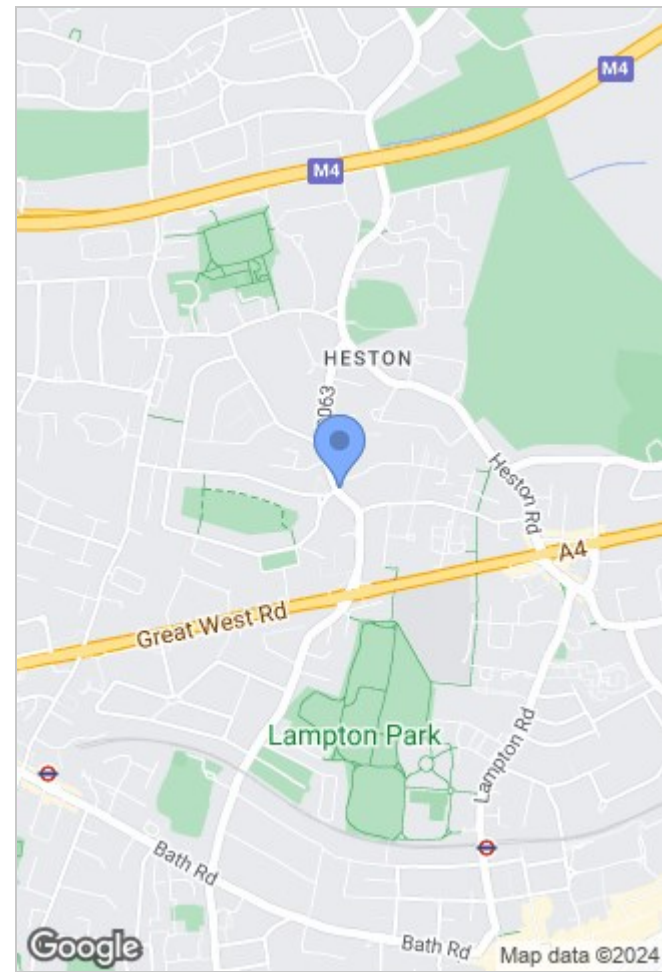




TOTAL APPROX. FLOOR AREA 1941 SQ.FT. (180.3 SQ.M.)

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>		56	73
	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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