



**Shelley Crescent, Heston, TW5 9BQ**  
**Guide Price £625,000**

**DBK**  
ESTATE AGENTS



## Shelley Crescent, Heston, TW5 9BQ Guide Price £625,000

SOLD BY DBK!

Positioned on this renowned residential road comes this bright and airy extended semi-detached home sprawling circa 1,253 sq.ft ideal for any growing family.

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

Boasting larger than average accommodation the property comprises of three bedrooms, two reception rooms, an 'L' shaped extended kitchen with dining area, a family bathroom suite and downstairs shower room/ WC. In addition to the above mentioned is a lengthy 100ft rear garden with a detached garage, side gated access, a front garden for off street parking and a side shared drive.

Located in the leafy and picturesque village of Heston, it lays nearby to open green space which has had plans approved to be regenerated into a National Park. The property also sits in the catchment to many local and reputable schools as well as walking distance to Hounslow West Underground Station. The A4/M4 serves Central London, Heathrow Airport and neighbouring towns for motorists.

## Key Features

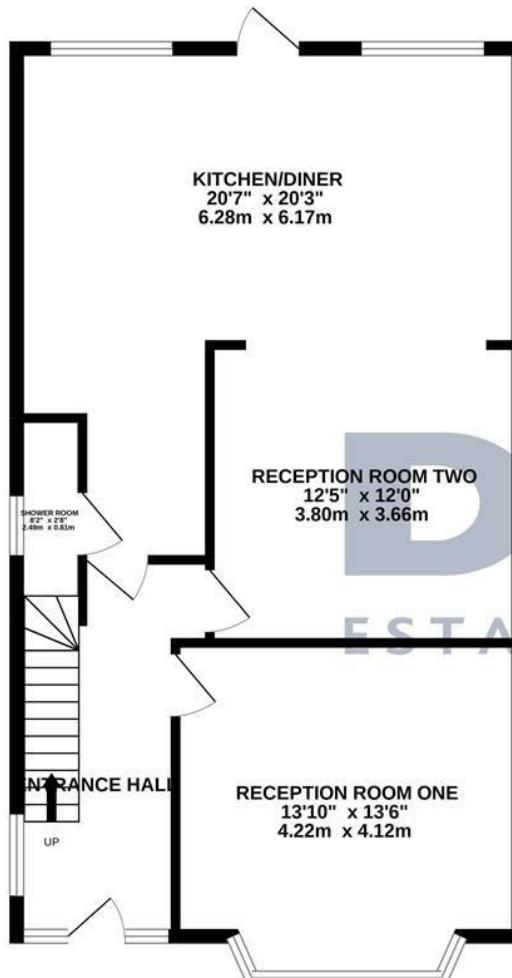
- No Onward Chain
- Extended Semi-Detached Property
  - Prominent Location
  - Three Bedrooms
  - Two Reception Rooms
  - Extended Kitchen/ Diner
- Family Bathroom + Downstairs Shower Room
  - 100 Ft Rear Garden with Garage
  - Front Garden with Shared Drive
    - Circa 1,253 Sq.Ft



## Council Tax Band

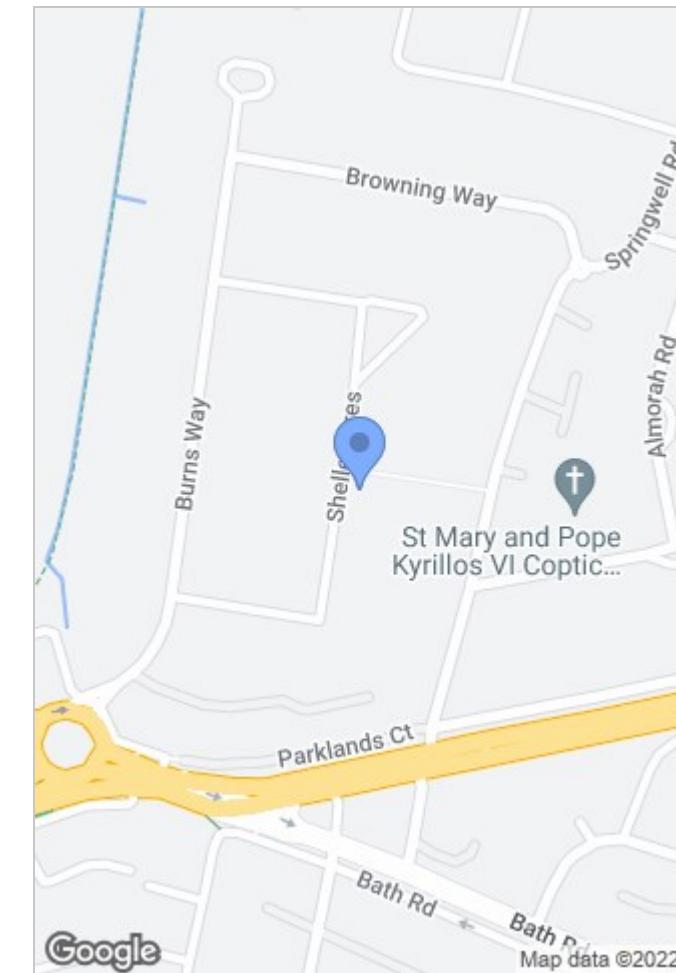
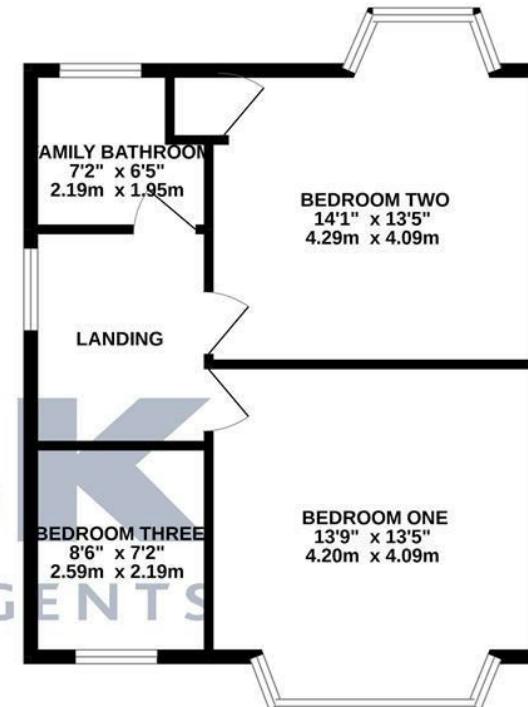
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GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate only. 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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1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

		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			
EU Directive 2002/91/EC			