



Shelley Crescent, Heston, TW5 9BQ
Guide Price £635,000

DBK
ESTATE AGENTS



A well-illustrated semi-detached family home completed to a modern and tasteful décor suitable for any family and sited on this prominent residential road.

To date accommodation is arranged over two floors and sprawls circa 1,103 sq.ft with two well-proportioned bedrooms both with en-suite shower rooms, a bright through lounge open plan with a modern kitchen/ diner and downstairs WC. Supplementary to this is a rear garden sprawling over 100 ft with side gated access, shared drive, front garden with off street parking, gas central heating and double glazed windows.

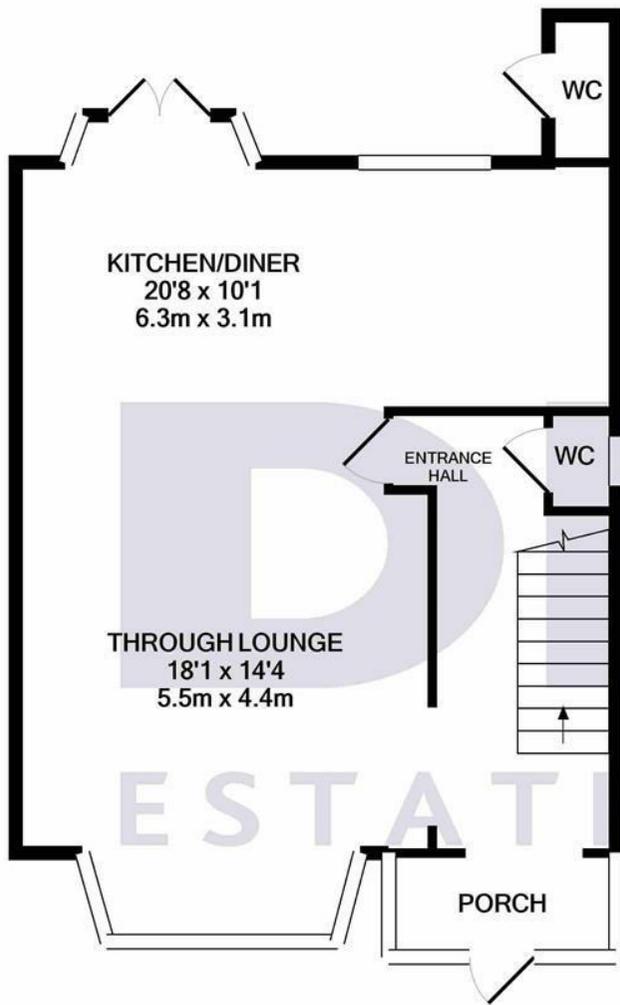
The property also offers further scope for development, subject to planning permission.

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.

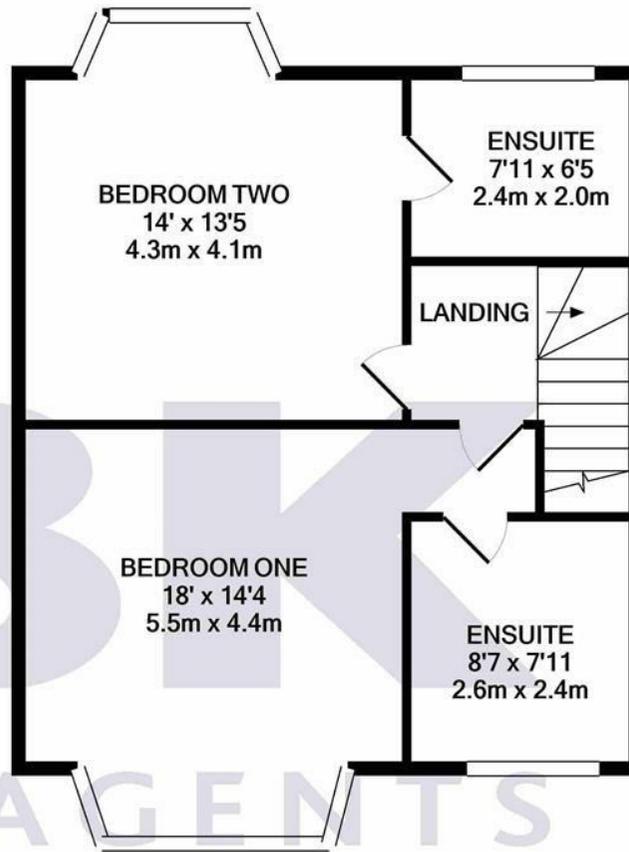
Key Features

- No Onward Chain
- Semi-Detached Family Home - Circa 1,103 Sq.Ft
 - Huge Scope for Development (stpp)
 - Three Bedrooms
 - Through Lounge
 - Modern Fitted Kitchen
 - Two Bathrooms + Additional WC
 - Lengthy Rear Garden with Side Access
 - Front Driveway for Off Street Parking
 - Hounslow West Station 0.4 miles





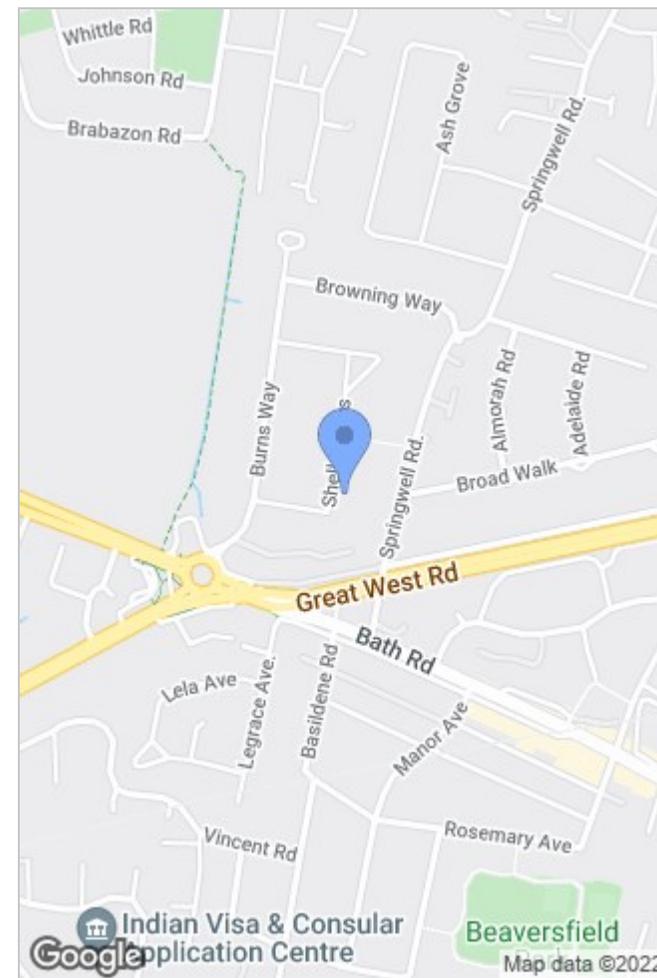
GROUND FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 539 SQ.FT.
(50.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1103 SQ.FT. (102.5 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) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	