



Eton Avenue, Heston, TW5 0HB
Guide Price £625,000

DBK
ESTATE AGENTS



SOLD BY DBK!

An exciting opportunity with great potential, this semi-detached home offers scope for development (subject to planning permission) to create your dream living space.

Nestled in a tranquil cul-de-sac location, this property offers three bedrooms, a well-proportioned through lounge, a kitchen as well as a family bathroom offering convenience and functionality.

Outside, a rear garden awaits providing an outdoor sanctuary where you can unwind and enjoy leisurely activities. A garage adds valuable storage space or the possibility of converting it to further enhance the living area.

The front garden presents an opportunity for off-street parking creating convenience and ease of access. In addition, a side driveway offers further parking options and enhances the practicality of the property.

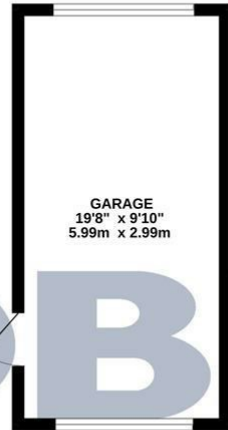
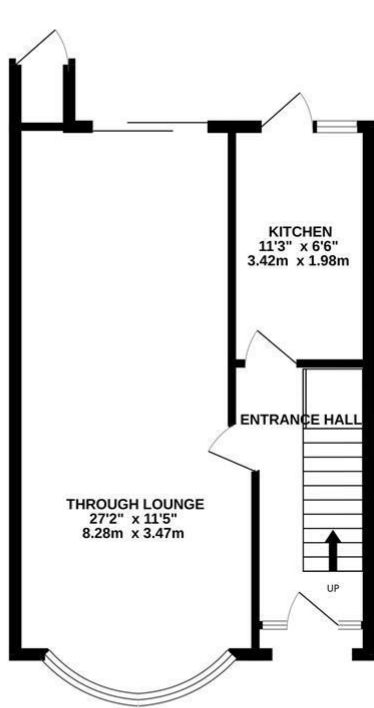
Conveniently sited on this quiet no through road this property is within close proximity to local amenities, reputable schools & transport links to Hounslow, Southall & London Heathrow Airport. For those working in The City, London can be accessed via Osterley and Hounslow Central Underground Stations as well as Southall Station (British Rail). For motorists the A4/ M4 and A40 can be found within a short drive.

Key Features

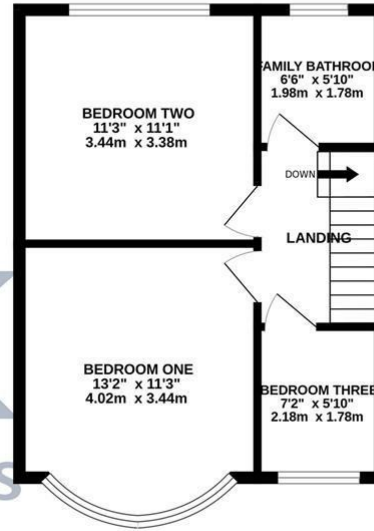
- **Scope for Development (stpp)**
 - **Semi-Detached Home**
 - **Three Bedrooms**
 - **Through Lounge**
 - **Kitchen**
 - **Family Bathroom**
 - **Rear Garden with Garage**
- **Front Garden with Potential for Off Street Parking**
 - **Side Driveway**
- **Cul de Sac Location**



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.

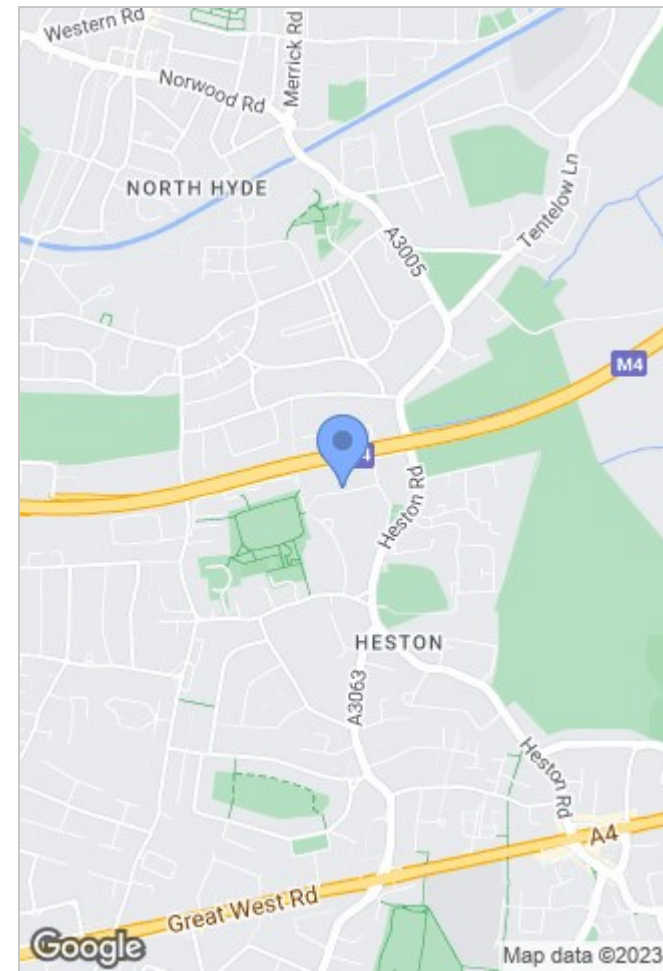


1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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 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		90
(81-91) B		
(69-80) C		
(55-68) D	59	
(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	