



**Hinton Avenue, Hounslow, TW4 6AP**  
**Guide Price £585,000**

**DBK**  
ESTATE AGENTS



Located in a desirable residential area come this stunning FOUR-bedroom terrace property with a loft room. This property boasts a flying freehold and has been thoughtfully extended to provide generous living space.

Other features include a spacious through lounge which is flooded with plenty of natural light, a modern extended kitchen/diner, a family bathroom with a separate WC and a cloakroom. The loft room located on the second floor is an excellent addition offering versatile space that can be utilised as a fourth bedroom or a home office.

Outside, the property boasts a lengthy rear garden providing plenty of outdoor space for family and friends to enjoy, with gated side access, a garage with rear access offers additional storage and a front garden which features off-street parking.

Situated between Bath Road and Staines Road the property is conveniently located moments from London Heathrow Airport as well as Hounslow West & Hatton Cross Underground Stations. In addition, the A4/M4 can be found a stone throw away providing links to neighbouring towns including The City and Bath Road boasting an ample array of local amenities. The property also falls within the catchment for local reputable schools scoring **OUTSTANDING** by OFSTED.

## Key Features

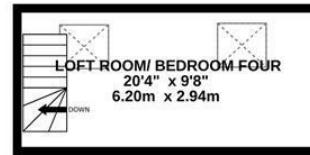
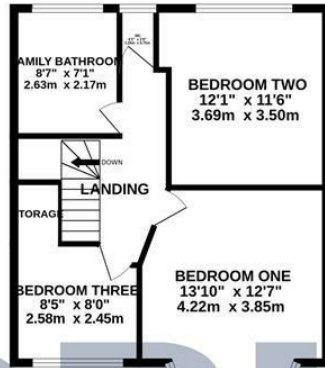
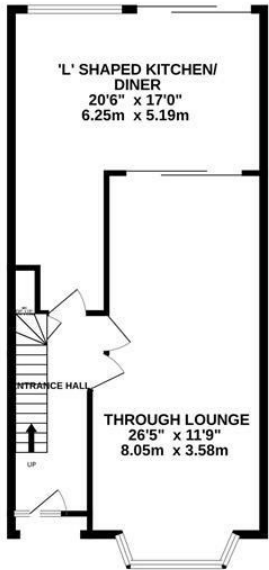
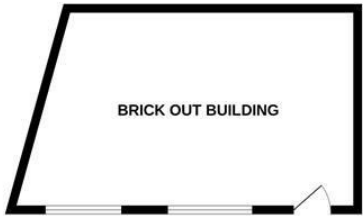
- **Extended Terrace Home**
  - **Flying Freehold**
- **Three/ Four Bedrooms (Loft Room without Dormer)**
  - **Circa 1,627 Sq.Ft**
  - **Through Lounge**
- **Extended Kitchen/ Diner**
- **Family Bathroom with Sep. WC**
  - **Cloakroom**
- **Rear Garden with Brick Outbuilding + Rear & Side Access**
- **Front Garden for Off Street Parking**



GROUND FLOOR  
910 sq.ft. (84.6 sq.m.) approx.

1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.

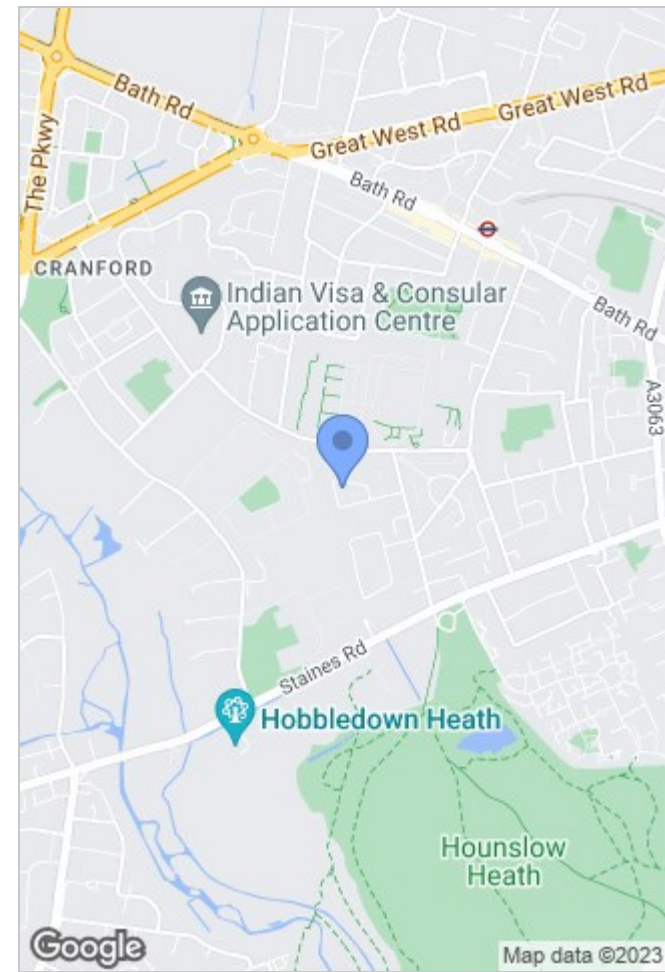
2ND FLOOR  
196 sq.ft. (18.2 sq.m.) approx.



**DBK**  
ESTATE AGENTS

TOTAL FLOOR AREA : 1627 sq.ft. (151.1 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.  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	
		64	81

Environmental Impact (CO <sub>2</sub> ) Rating		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			
England & Wales		EU Directive 2002/91/EC	

36 Bath Road, Hounslow, Middlesex, TW3 3EB  
Tel: 0208 570 4747  
Email: hounslow@dbkestates.com  
www.dbkestates.com