



Elmsworth Avenue, Hounslow, TW3 4DT
Guide Price £599,950

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This property offers endless opportunities with vast potential for development (subject to planning permission) and NO ONWARD CHAIN.

The residence features an impressive 11 ft side space and an expansive 31 ft frontage offering a canvas for your architectural dreams.

Inside, three bedrooms provide ample accommodation, while the through lounge adds a sense of space and flexibility to the layout. The functional kitchen and family bathroom suite offer the essentials for comfortable living.

The outdoor spaces are equally promising with a rear garden with side gated access, a front garden with off street parking accompanied by a garage providing convenience and additional possibilities.

Ideally located in the heart of the town this property is situated moments away from Hounslow High Street providing local amenities such as fast food restaurants, shops, 24 hour access gyms and other various healthcare services for example dental and general practitioner surgeries. There are also excellent nearby transport links located within walking distance such as Hounslow Central Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4 and M4 can be found within close proximity. The property falls within the catchment for various local reputable schools such as: Alexandra Primary School and Lampton Academy.

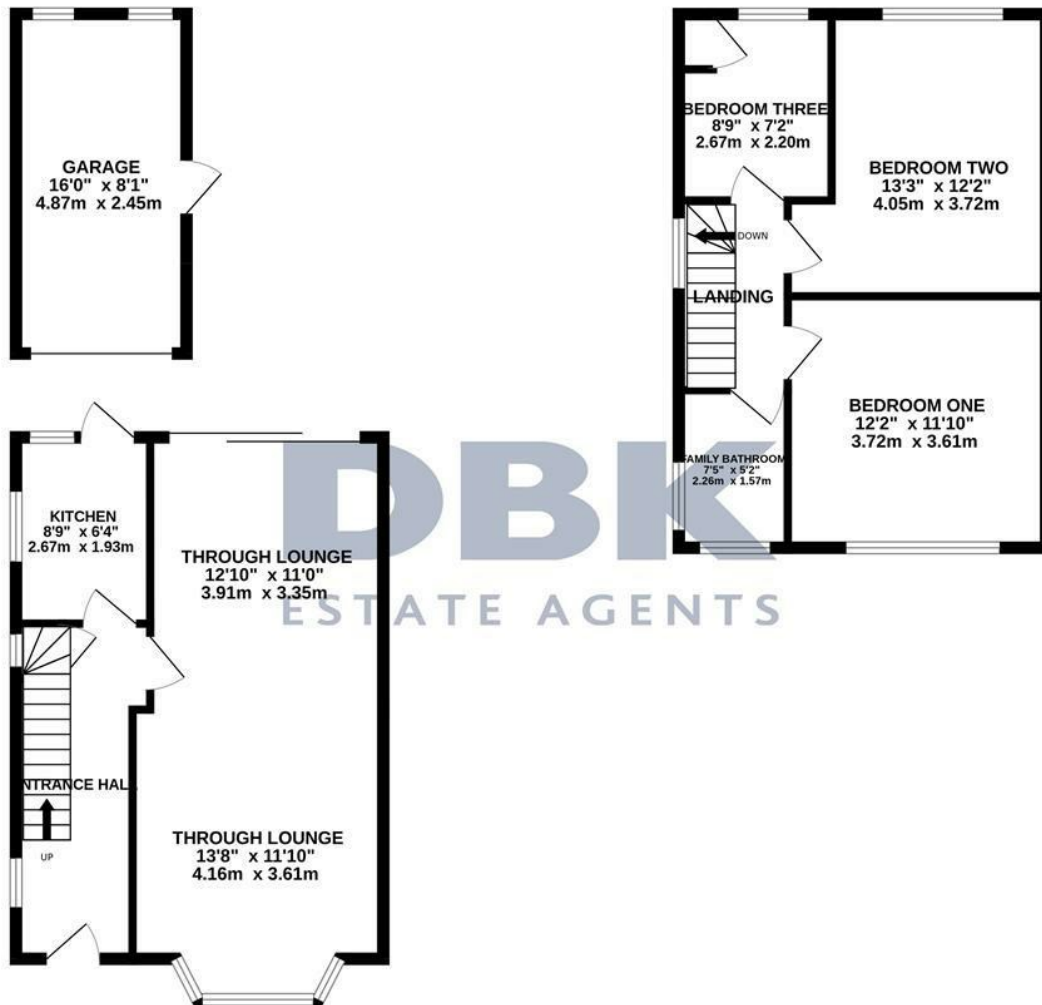
Key Features

- No Onward Chain!
- Wealth of Development Opportunity (stpp)
 - 11 Ft Side Space + 31 Ft Frontage
 - Three Bedrooms
 - Through Lounge
 - Kitchen
 - Family Bathroom Suite
- Rear Garden with Side Gated Access
 - Front Garden with Garage
- Walking Distance to Hounslow Central Station



GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.

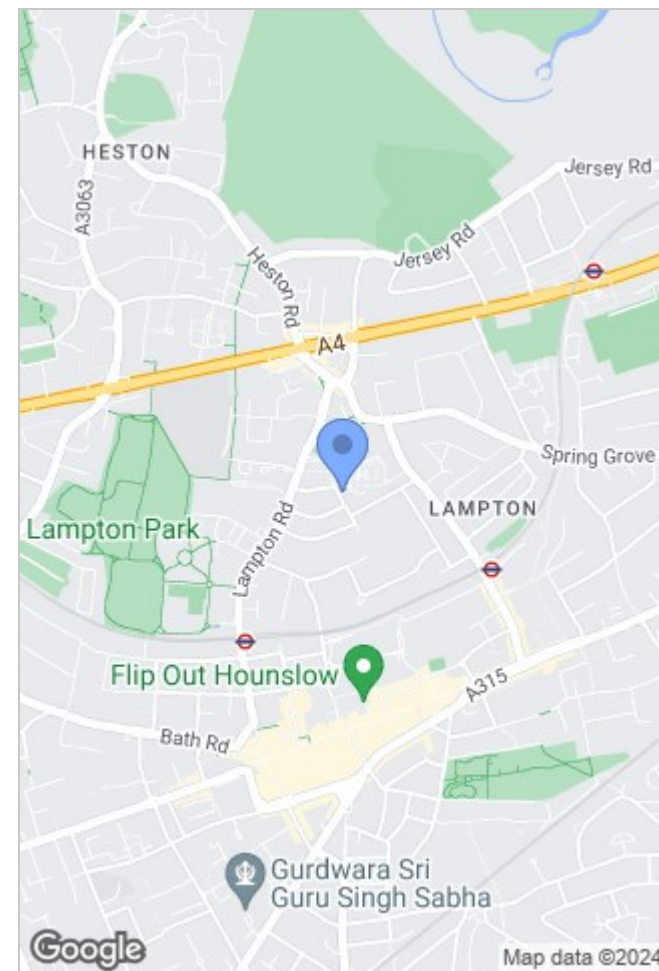
1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1002 sq.ft. (93.1 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			69
(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	

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	

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