



Chapel Road, Hounslow, TW3 1XU
Guide Price £425,000

DBK
ESTATE AGENTS



Public Notice -

2, Chapel Road Hounslow, Middlesex, TW3 1XU. We are acting in the sale of the above property and have received an offer of £430,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - D.

A seamless transition into your new home with this end-of-terrace property with the enticing proposition of No Onward Chain.

Spread over two levels, this home boasts three bedrooms, the two reception rooms on the ground floor provide versatile spaces, allowing you to customise the layout to suit your lifestyle. The kitchen, the heart of any home, offers a functional space for culinary creations and casual dining.

The ground floor family bathroom adds to the convenience of the layout, providing a practical and accessible amenity for residents. Stepping outside, the rear garden with side gated access enhances the property's appeal offering a private outdoor haven for relaxation.

The front garden not only enhances the property's curb appeal but also provides a welcoming entrance to your new abode. On-street parking ensures that convenience is at the forefront of your daily life.

Potential for development, subject to planning permissions, the property invites creativity and the opportunity to tailor the space to your unique preferences.

Ideally located 0.3 miles from Hounslow Overground Station for those commuting to The City. In addition, to the forthcoming Crossrail Network offering a twenty-six minute commute to Canary Wharf. London Heathrow is only ten minutes by tube direct to Heathrow Central and Terminal Four and fourteen minutes to Terminal Five. With the M4 & M25 motorway also within close proximity to the property. Also just a stone throw away from the property rests Hounslow High Street, boasting an ample array of local amenities ranging from supermarkets, gyms, beauty parlours, retail shops, bars and restaurants.

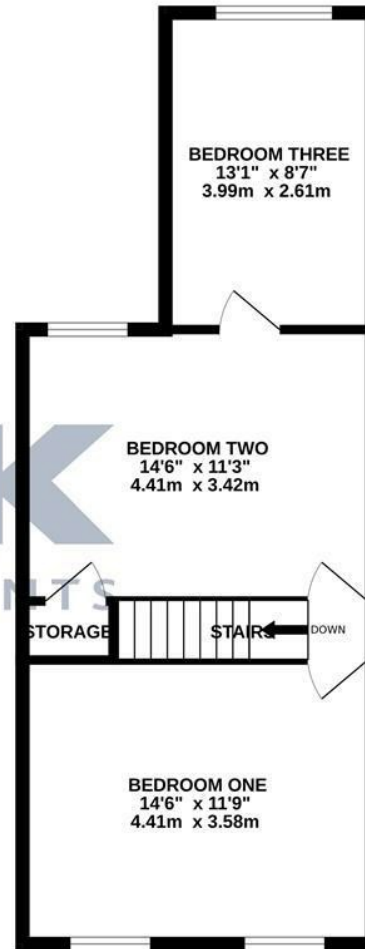
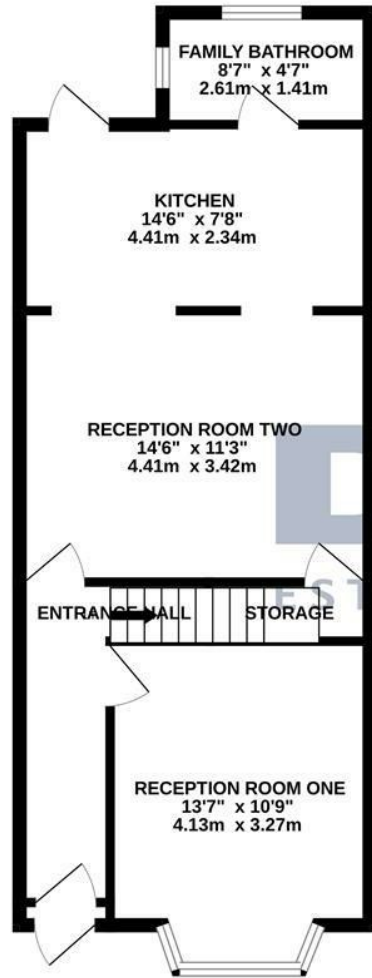
Key Features

- No Onward Chain
- End of Terrace Property
- Scope for Development (stpp)
 - Three Bedrooms
 - Two Reception Rooms
 - Kitchen
- Ground Floor Family Bathroom
 - Front Garden
 - On Street Parking



GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.7 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			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(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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