



**Sutton Lane, Hounslow, TW3 3BD**  
**Guide Price £380,000**

**DBK**  
ESTATE AGENTS





Unlock the potential of this charming terrace property offering a rare chance to embrace a project without the constraints of an onward chain.

This two-bedroom residence features a reception room, a well-proportioned kitchen, a family bathroom and a ground floor wet room offering flexibility and convenience for modern living.

The outdoor spaces are equally promising with a front garden, a garage in the block provides secure storage for your vehicles or additional belongings. The rear garden, accessible through rear access, invites the opportunity for outdoor leisure or further development.

Ideally situated within moments from Wellington Primary School as well as other reputable schools such as Lampton Academy and Heathlands School. Bus links can be found towards Hounslow High Street, Brentford and Heathrow Airport including an array of local amenities within walking distance from the property. For those commuting to The City, residents have the choice between Hounslow West and Hounslow Central Underground Stations (serving Piccadilly Line). The A4/M4 and A30 also lay close by providing links into London and neighbouring towns.

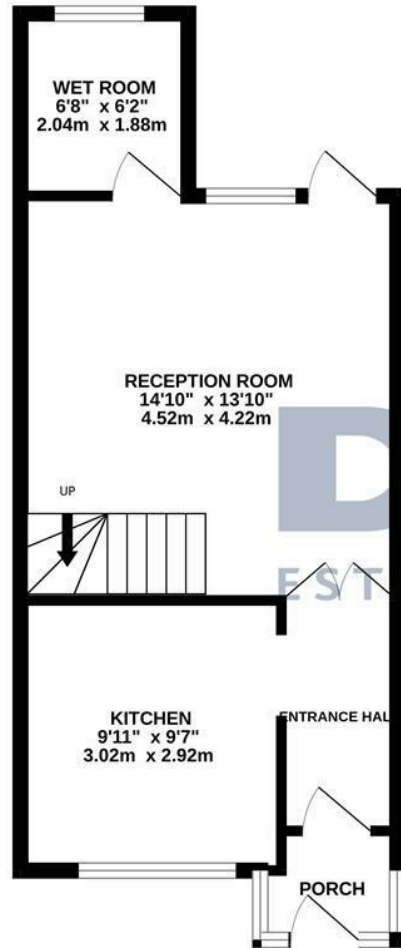


## Key Features

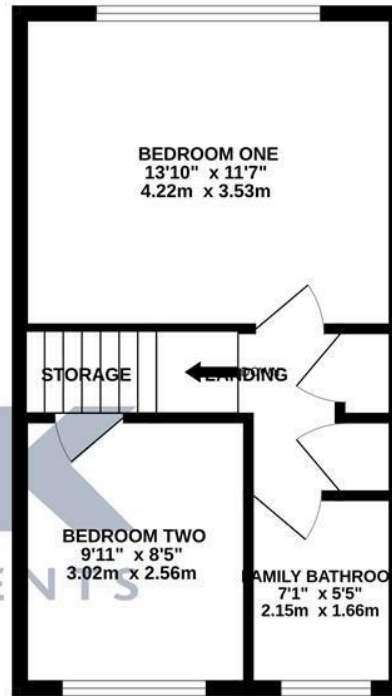
- No Onward Chain
- In Need of Modernisation
- Terrace Property
- Two Bedrooms
- Reception Room
- Kitchen
- Family Bathroom + Ground Floor Wet Room
- Front Garden + Garage in Block
- Rear Garden with Rear Access
- On Street Parking



GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



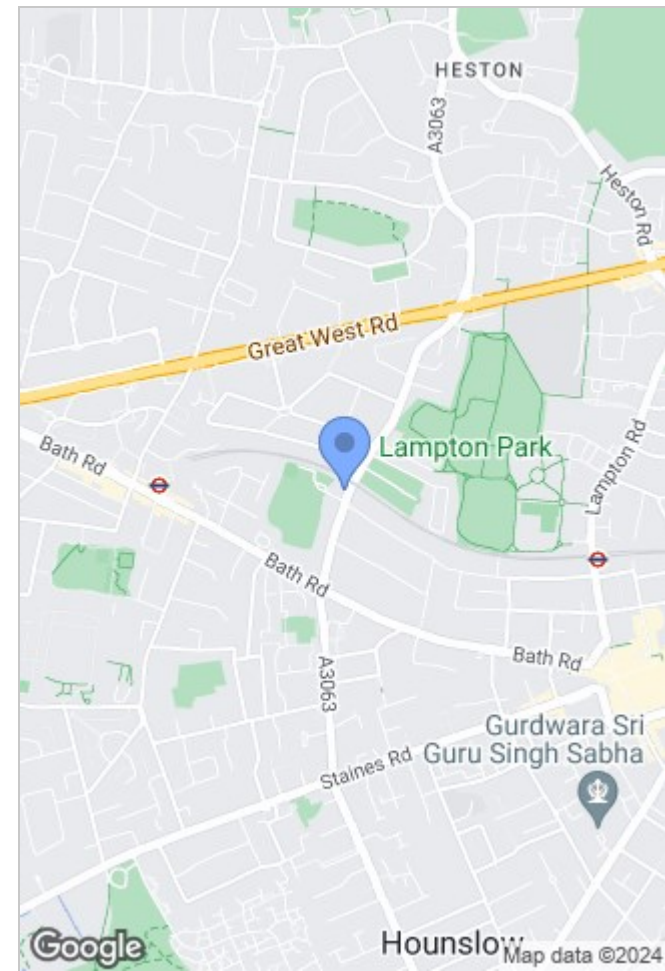
1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



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TOTAL FLOOR AREA : 740 sq.ft. (68.8 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	89

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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