



**Willow Gardens, Hounslow, TW3 4JS**  
**Guide Price £625,000**

**DBK**  
ESTATE AGENTS





A contemporary and stunning extended semi-detached home boasting a modern and sophisticated interior.

Step into the inviting open-plan ground floor living space where seamless design transitions effortlessly between areas creating a dynamic and versatile atmosphere for relaxation and entertainment.

The breathtaking kitchen is complete with integrated appliances and sleek finishes. Upstairs, three bedrooms offer serene retreats, while a chic family bathroom on the first floor and convenient ground floor WC provide everyday comfort and luxury.

Outside, the rear garden beckons with its tranquil ambiance, offering a private oasis for outdoor leisure with the added convenience of side gated access. The front garden provides off-street parking, complemented by a side shared drive.

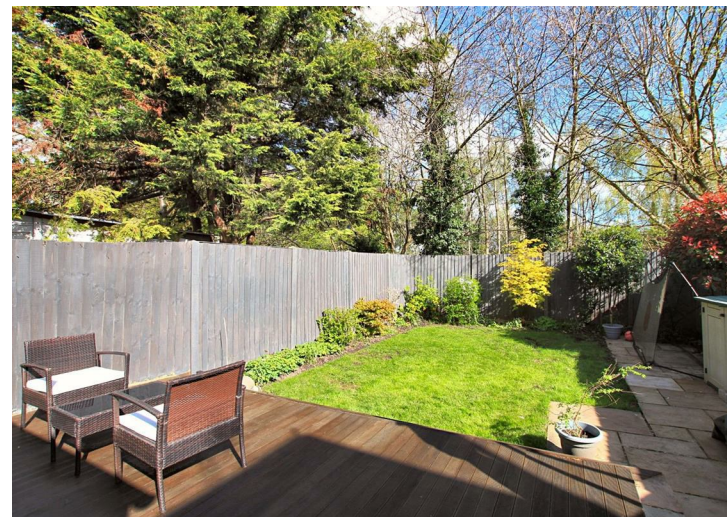
With scope for development (subject to planning permission), this property presents the opportunity to customise and expand.

The property is situated within moments from Wellington Primary School as well as other reputable schools such as Lampton Academy. 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 Osterley, Hounslow West and Hounslow Central Underground Stations (serving Piccadilly Line) or Hounslow Overground Station. The A4/M4 and A30 also lay close by providing links into London and neighbouring towns.

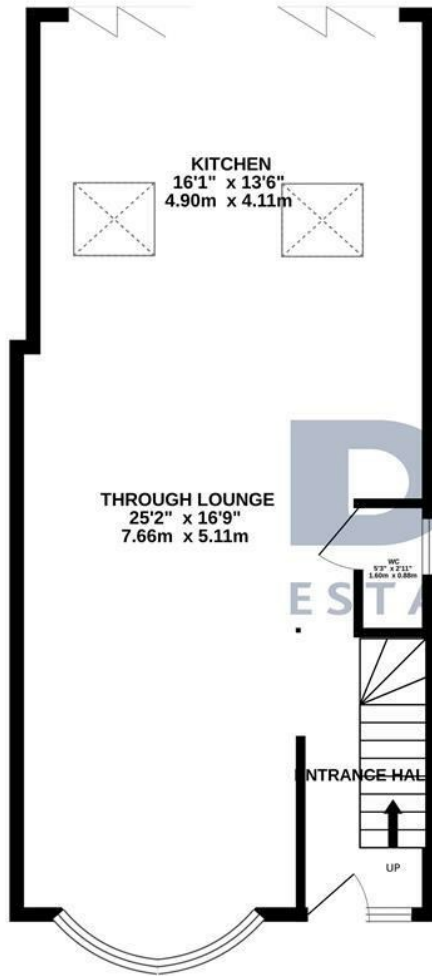


## Key Features

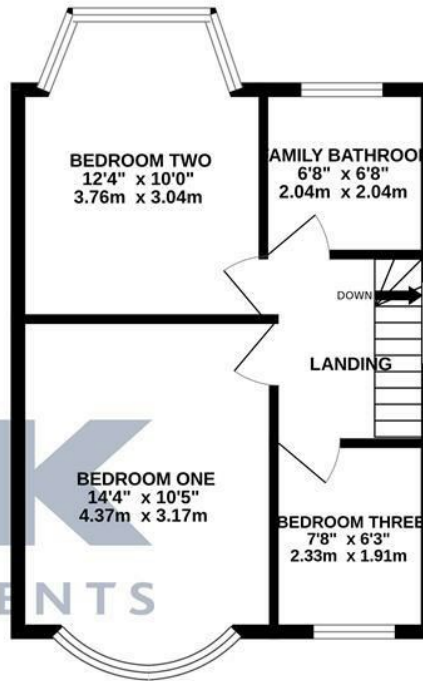
- **Stunning Extended Semi-Detached Home**
  - **Modern + Sophisticated Interior**
  - **Open Plan Ground Floor Living**
    - **Three Bedrooms**
- **Breath-taking Kitchen with Integrated Appliances**
  - **Chic Family Bathroom**
    - **Ground Floor WC**
  - **Rear Garden with Side Gated Access**
- **Front Garden for Off Street Parking + Side Shared Drive**
  - **Scope for Development (stpp)**



GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



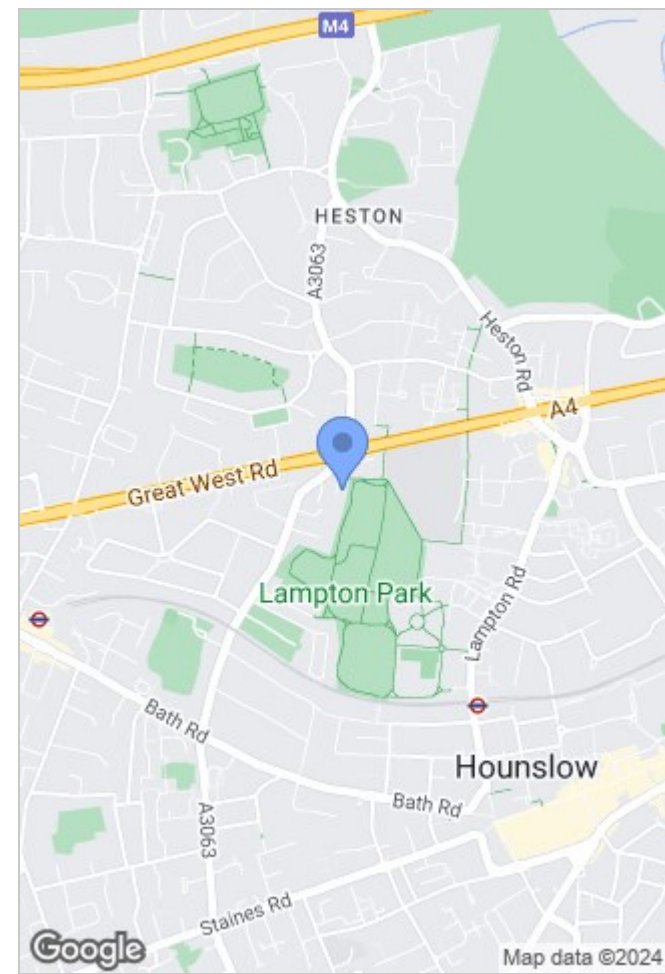
1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



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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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

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