



**Myrtle Road, Hounslow, TW3 1QD**  
**Guide Price £365,000**

**DBK**  
ESTATE AGENTS





This charming terrace property, located directly opposite Hounslow East Station offers an excellent opportunity for buyers seeking convenience and potential for development (subject to planning permission) with NO ONWARD CHAIN!

The home features two spacious double bedrooms, two well-proportioned reception rooms and a functional kitchen. The ground floor family bathroom provides added practicality, while the front and rear gardens offer outdoor space for relaxation or further enhancement.

On-street parking is available, making this an attractive choice for commuters and families alike.

Undoubtedly located in a prime location of Hounslow with just seconds of a walk to Hounslow East Station (Piccadilly line) and the 24 Hour Asda Superstore. Also situated a stones throw away are a magnitude of amenities including the Treaty shopping centre, restaurants and bars places on Hounslow High Street. Reputable schools such as Spring Grove Primary School and Lampton Academy both scoring OUTSTANDING by OFSTED.



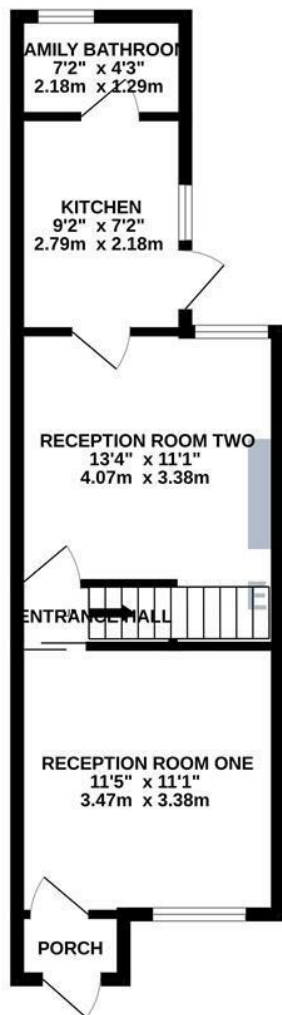
## Key Features

- No Onward Chain
- Opposite Hounslow East Station
- Scope for Development (stpp)
  - Terrace Property
- Two Double Bedrooms
- Two Reception Rooms
  - Kitchen
- Ground Floor Family Bathroom
  - Front + Rear Gardens
  - On Street Parking

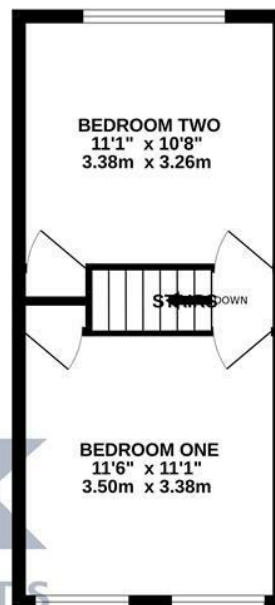




GROUND FLOOR  
383 sq.ft. (35.5 sq.m.) approx.



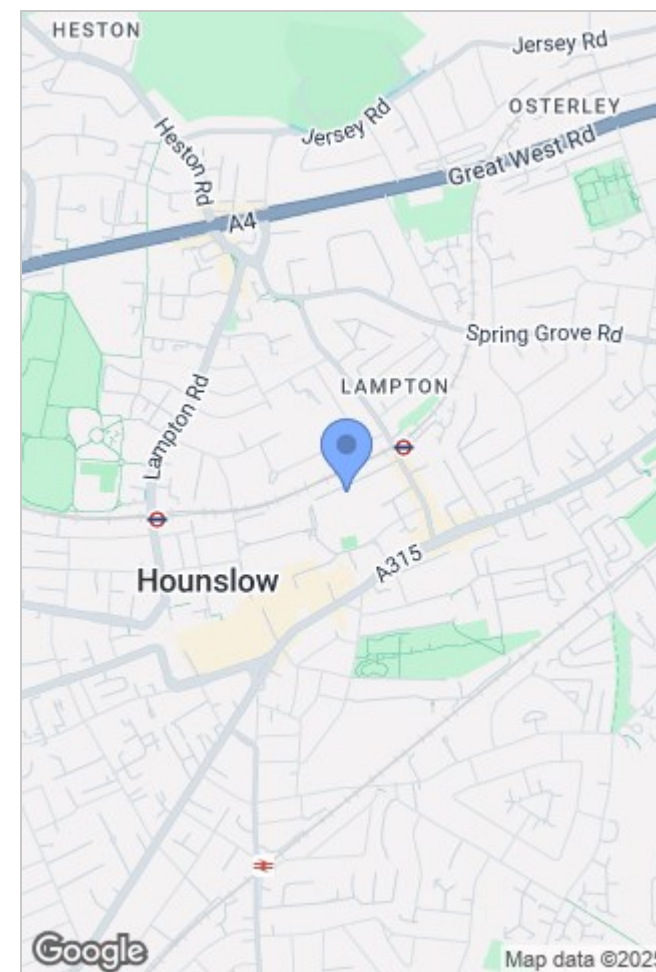
1ST FLOOR  
276 sq.ft. (25.6 sq.m.) approx.



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TOTAL FLOOR AREA : 658 sq.ft. (61.2 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                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 67                      |
| (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 <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](mailto:hounslow@dbkestates.com)  
[www.dbkestates.com](http://www.dbkestates.com)