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**Staines Road, Hounslow, TW4 5AL**  
**Guide Price £550,000**

**DBK**  
ESTATE AGENTS



This semi-detached property with a side garage presents an excellent development opportunity, subject to planning permission.

The layout includes three bedrooms, a through lounge, kitchen, family bathroom, and an additional ground floor WC. A conservatory extends the living space, while the garage offers further storage and potential.

The property is complemented by a lengthy rear garden with side access and a front garden with off-street parking,

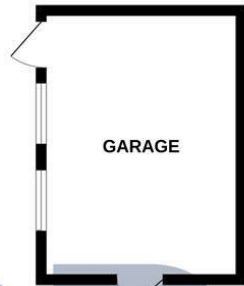
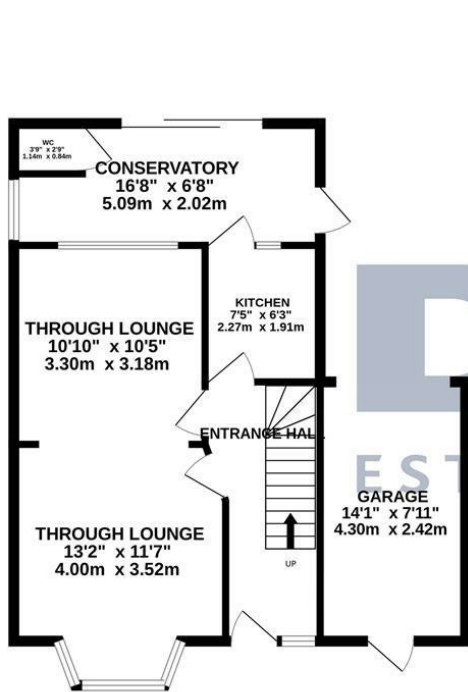
Perfectly situated within a short walk of Hounslow Town Centre offering an array of popular restaurants, cafes, leisure facilities and the Treaty Centre. For those commuting into Central London the Underground Station (Hounslow Central Piccadilly Line) and Hounslow Rail Station can be found in less than 0.5 miles as well as bus links to London Heathrow Airport and neighbouring towns. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED.

## Key Features

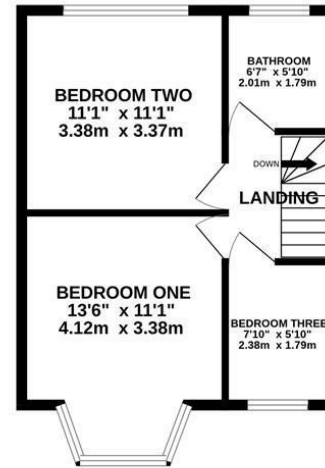
- Semi-Detached Property with Side Garage
  - Development Opportunity (stpp)
  - In Need of Full Modernisation
    - Three Bedrooms
    - Through Lounge
    - Kitchen
- Family Bathroom + Additional Ground Floor WC
  - Conservatory + Garage
  - Lengthy Rear Garden
- Front Garden with Off Street Parking



GROUND FLOOR  
756 sq.ft. (70.3 sq.m.) approx.



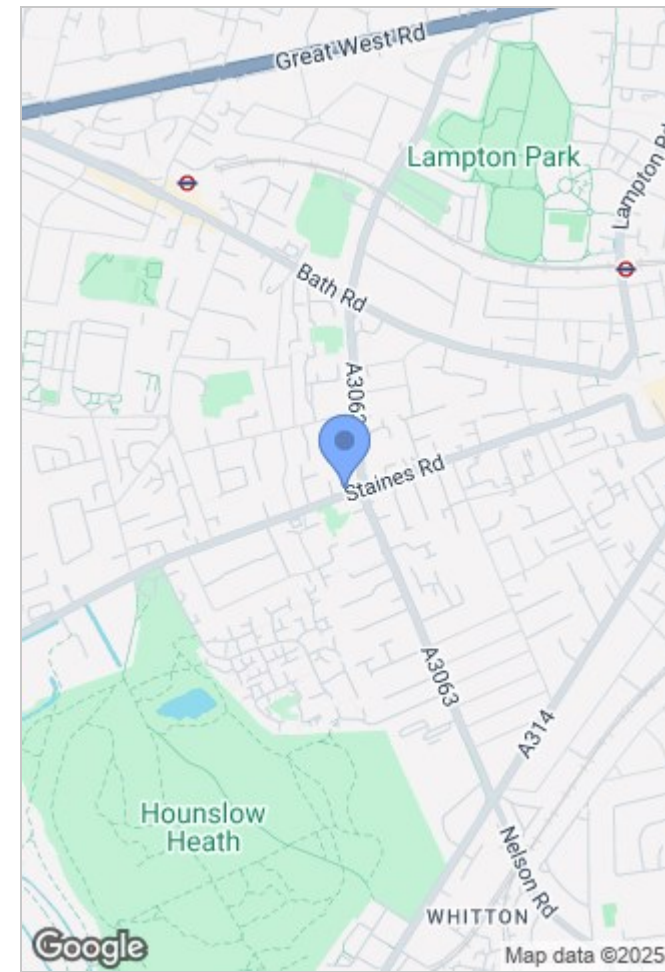
1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 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) A		
(81-91) B		
(69-80) C		
(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	