



Nicholes Road, Hounslow, TW3 3QH
Guide Price £525,000

DBK
ESTATE AGENTS



Offered with No Onward Chain, this spacious end-of-terrace home presents a fantastic opportunity for buyers seeking a property with development potential, subject to planning permission.

Set on a generous plot with a 9ft side space, the home features three well-sized bedrooms plus a versatile loft room. The ground floor includes two reception rooms, a large kitchen, a utility area and a family bathroom, providing ample living and entertaining space.

Outside, the property boasts a well-proportioned rear garden, a front garden with off-street parking, and a double garage with convenient vehicle access.

Located on this prime location the property lies in the midst of Staines Road and Hanworth Road providing an ample array of local amenities and excellent transport links via Hounslow Overground Station and Hounslow Central Station. There are also ample bus links for routes around town, towards Heathrow and neighbouring areas. Local reputable schools include The Heathlands School and Hounslow Heath Junior School both scoring OUTSTANDING by OFSTED.

Key Features

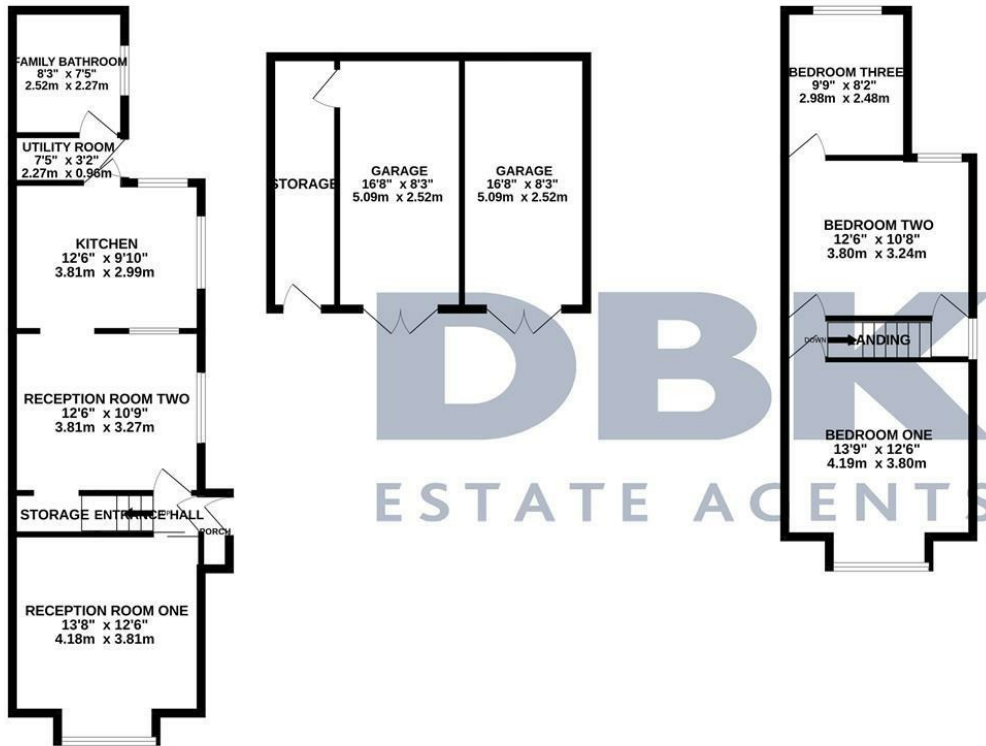
- No Onward Chain
- End of Terrace with 9Ft Side Space
 - Scope for Development (stpp)
 - Three Bedrooms + Loft Room
 - Two Reception Rooms
 - Large Kitchen + Utility Room
 - Ground Floor Family Bathroom
 - Well Proportioned Rear Garden
- Front Garden with Off Street Parking
 - Double Garage + Vehicle Access



GROUND FLOOR
895 sq.ft. (83.2 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.

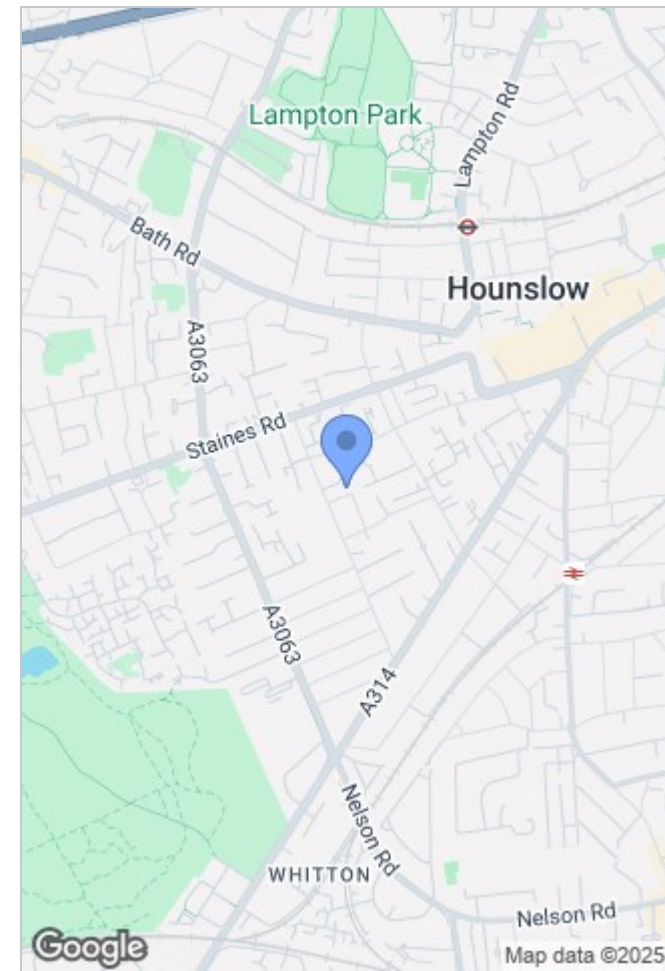
2ND FLOOR
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA: 1492 sq.ft. (138.6 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		86
(69-80) C		
(55-68) D	65	
(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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