



Cross Lances Road, Hounslow, TW3 2AA
Guide Price £425,000

DBK
ESTATE AGENTS



This charming terraced property, offered with NO ONWARD CHAIN, presents a fantastic opportunity for buyers looking to put their own stamp on a home.

Originally a three-bedroom house, the property has been thoughtfully reconfigured into two generous bedrooms, offering spacious and versatile living accommodation. Other features include two separate reception rooms, a fitted kitchen, and a family bathroom.

Outside, the property boasts a good-sized rear garden, ideal for entertaining or relaxing as well as a front garden and convenient on-street parking.

With excellent potential to extend (subject to planning permission), this home is perfect for those seeking a property with scope to grow in a desirable and established location.

This property is sited moments away from excellent nearby transport links such as Hounslow Overground Station and Hounslow Central Underground Stations connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 can be found within proximity. Reputable schools such as The Heathlands School and Orchard Primary School can be found within walking distance.

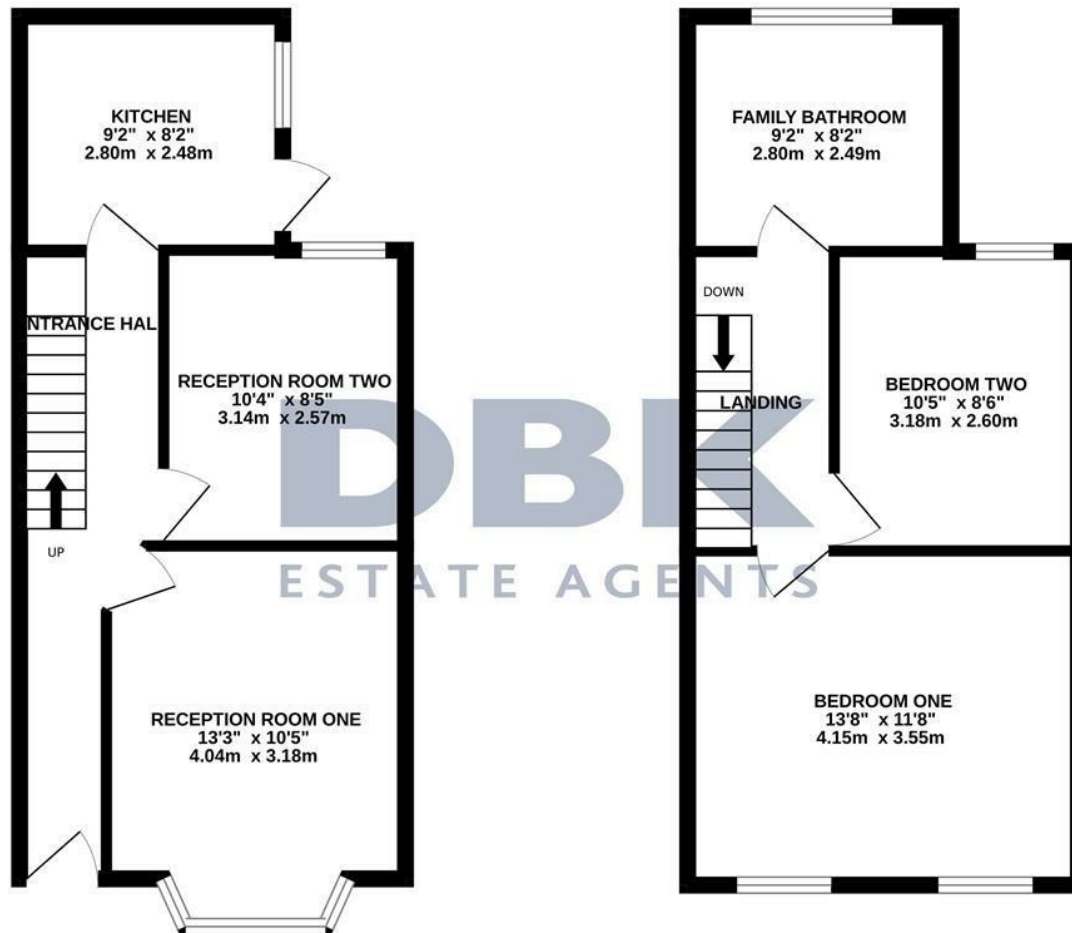
Key Features

- No Onward Chain
- Terrace Property with Potential to Extend (stpp)
- Original Three Bedroom House Converted to Two Bedrooms
 - Two Reception Rooms
 - Kitchen
 - Family Bathroom
- Good Size Rear Garden
- Front Garden + On Street Parking
- Walking Distance to Hounslow Overground Station



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 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
(81-91) B		
(69-80) C		59
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		59
(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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