



Ellerdine Road, Hounslow, TW3 2PZ
Guide Price £715,000

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This immaculate and well-presented extended semi-detached home offers spacious and versatile accommodation arranged over three floors, covering approximately 1,576 sq. ft.

Thoughtfully designed for family living, the property features four bedrooms, including a generous master bedroom with a stylish en-suite.

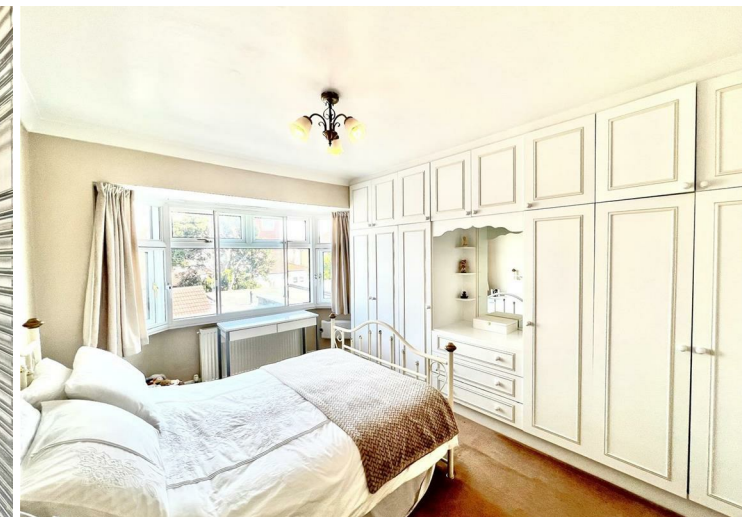
The ground floor boasts a bright through lounge and a chic extended kitchen with integrated appliances, opening into a welcoming dining area. A large first floor family bathroom, along with a convenient ground floor WC enhances the home's functionality.

Outside, the rear garden includes side gated access and a brick outbuilding, perfect for use as a home office, gym, or storage space. The front garden provides off-street parking, and there is a shared side drive offering additional convenience.

Situated on the fringes of Twickenham, the property lies moments from Twickenham Stadium and an ample array of local amenities such as Tesco Extra as well as Whitton High Street and Hounslow Town Centre. For those commuting to The City Hounslow Overground Station can be found within 0.4 miles. The property also falls within the catchment for local reputable schools such as Spring Grove Primary School scoring **OUTSTANDING BY OFSTED**. For motorists the A4 and A316 can be found within a short drive.

Key Features

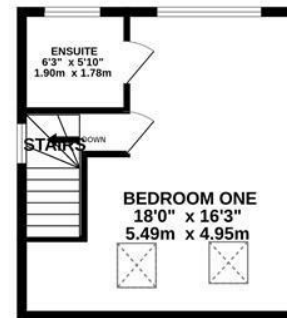
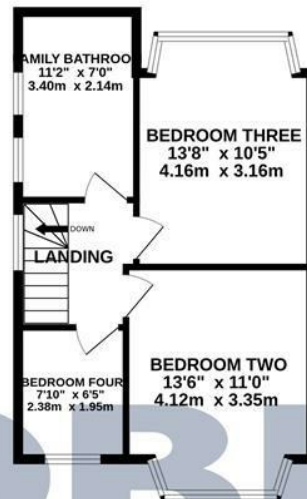
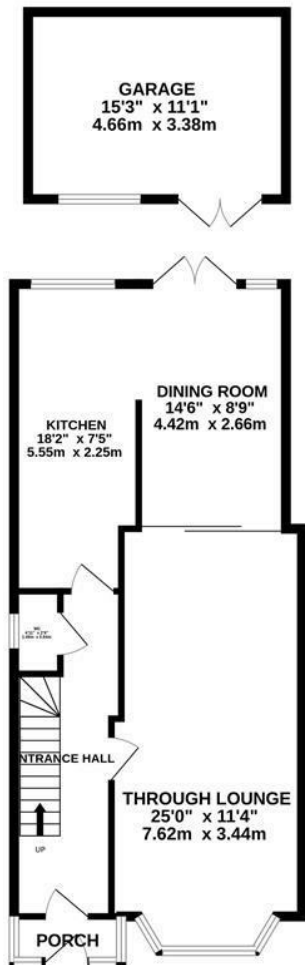
- Immaculate + Well Presented Extended Semi-Detached Home
- Arranged Over Three Floors - Circa 1,576 Sq.Ft
- Four Bedrooms (Master Bedroom with Ensuite)
 - Through Lounge
- Chic Extended Kitchen with Integrated Appliances + Dining Area
- Large Fashionable Family Bathroom
 - Ground Floor WC
- Rear Garden with Side Gated Access + Brick Out Building
 - Front Garden for Off Street Parking
 - Side Shared Drive



GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.

1ST FLOOR
457 sq.ft. (42.4 sq.m.) approx.

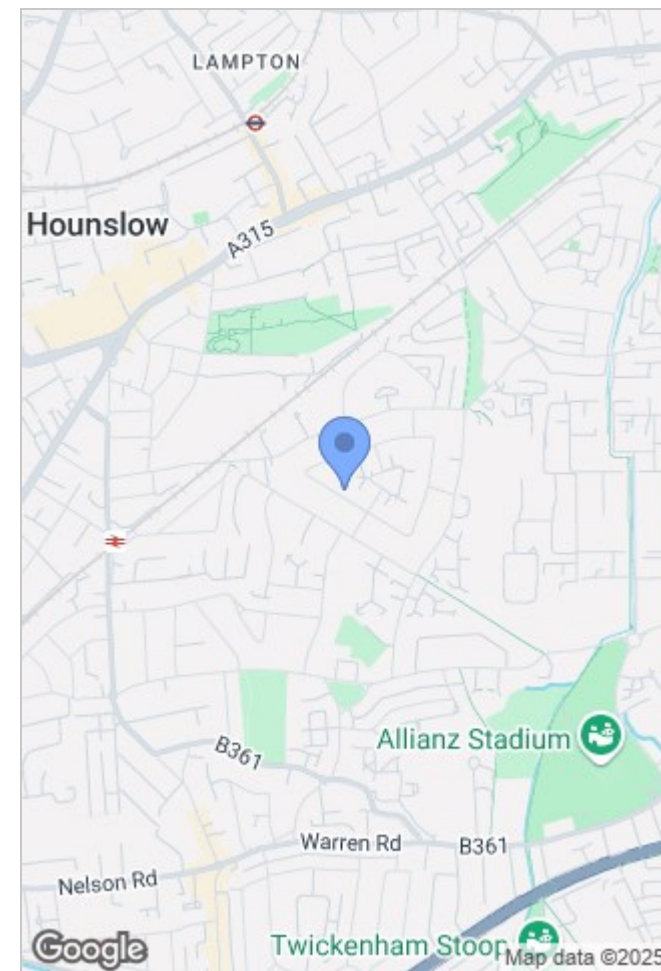
2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1576 sq.ft. (146.4 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 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	

36 Bath Road, Hounslow, Middlesex, TW3 3EB
Tel: 0208 570 4747
Email: hounslow@dbkestates.com
www.dbkestates.com