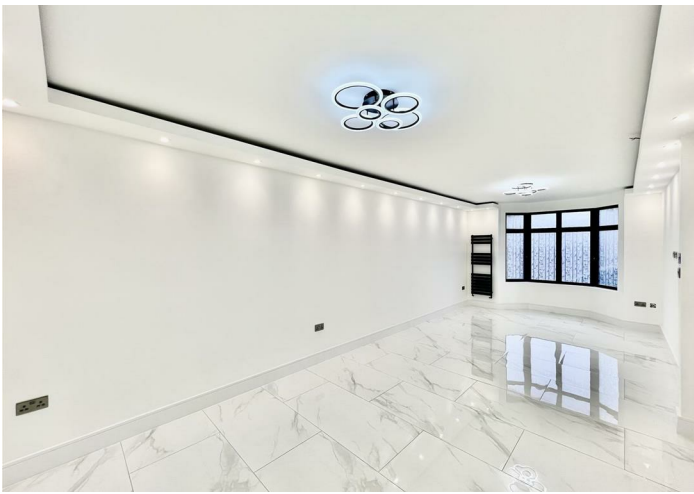




**Elmsworth Avenue, Hounslow, TW3 4DT**  
**Guide Price £799,950**

**DBK**  
ESTATE AGENTS





This BRAND NEWLY extended and beautifully refurbished semi-detached home has been thoughtfully designed and spans approximately 1,348 sq.ft showcasing high specifications and well designed interiors.

The home features FOUR spacious bedrooms, a stunning first floor family bathroom finished to a high standard and a new bespoke kitchen complete with integrated appliances. The ground floor is complemented by a through lounge with a feature ceiling and bi-fold doors opening to the kitchen. A fashionable ground floor shower room finishes off the home.

Externally, the property benefits from a rear garden with a patio area and a brick-paved driveway providing off-street parking. There is potential for further development (subject to planning permission).

Undoubtedly located on a prime residential road in Hounslow just moments from Hounslow Central & East Stations (Piccadilly line) and the 24 Hour Asda Superstore. Also situated a stones throw away are a magnitude of amenities on Hounslow High Street and in the Treaty Centre. Reputable schools such as Alexandra Primary School and Lampton Academy scoring OUTSTANDING by OFSTED are within close proximity.



## Key Features

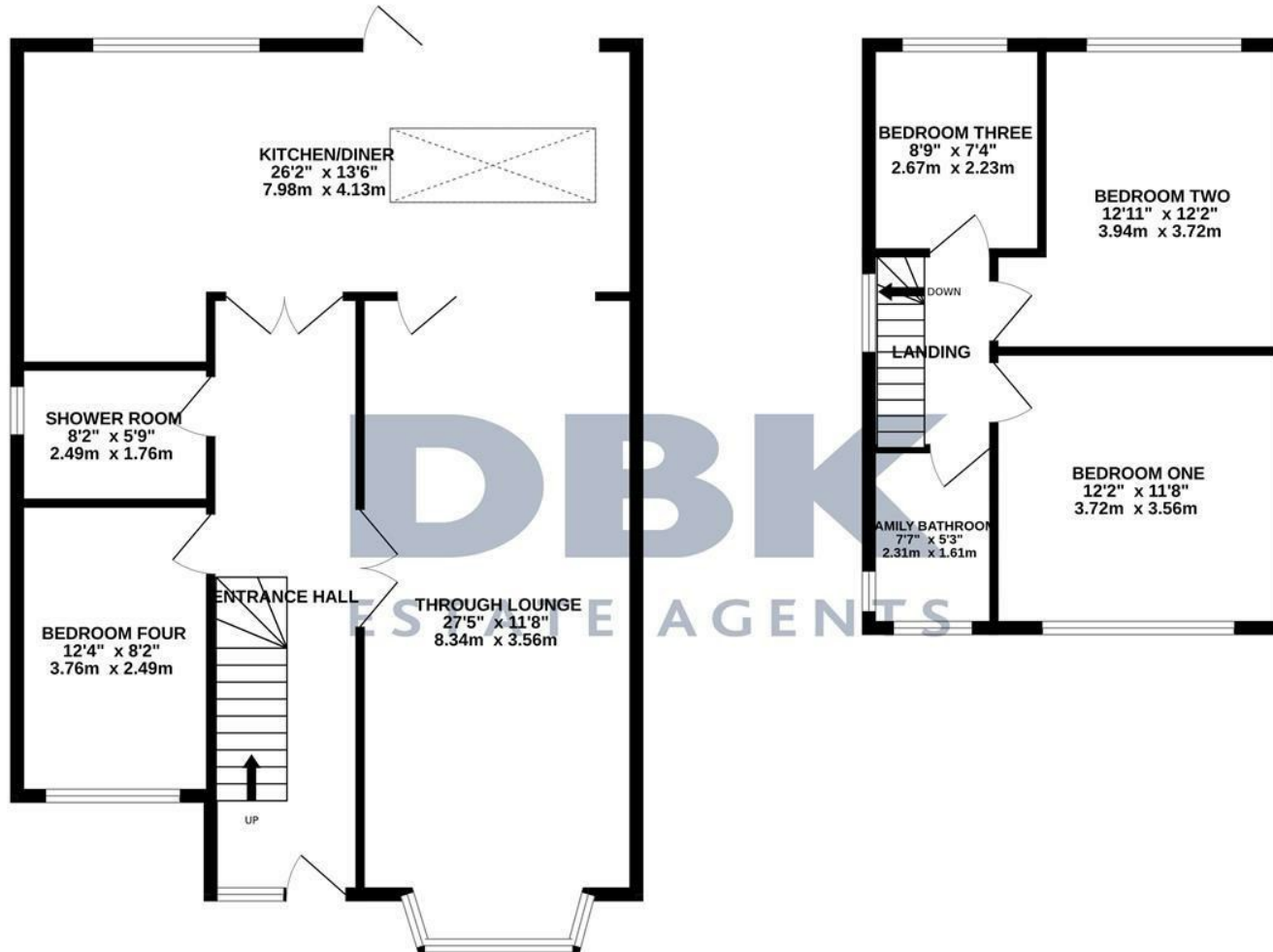
- **Brand Newly Extended + Refurbished Throughout**
- **Extended Semi-Detached Home Circa 1,348 Sq.Ft**
- **Finished with High Specifications Throughout**
- **Four Bedrooms**
- **New Bespoke Kitchen with Integrated Appliances**
- **Through Lounge with Feature Ceiling + Bi-Fold Doors leading to Kitchen/ Diner**
- **Ground Floor Fashionable Shower Room**
- **Stunning First Floor Bathroom**
- **Rear Garden with Patio Area + Brick Paved Driveway**
- **Scope for Further Development (stpp)**





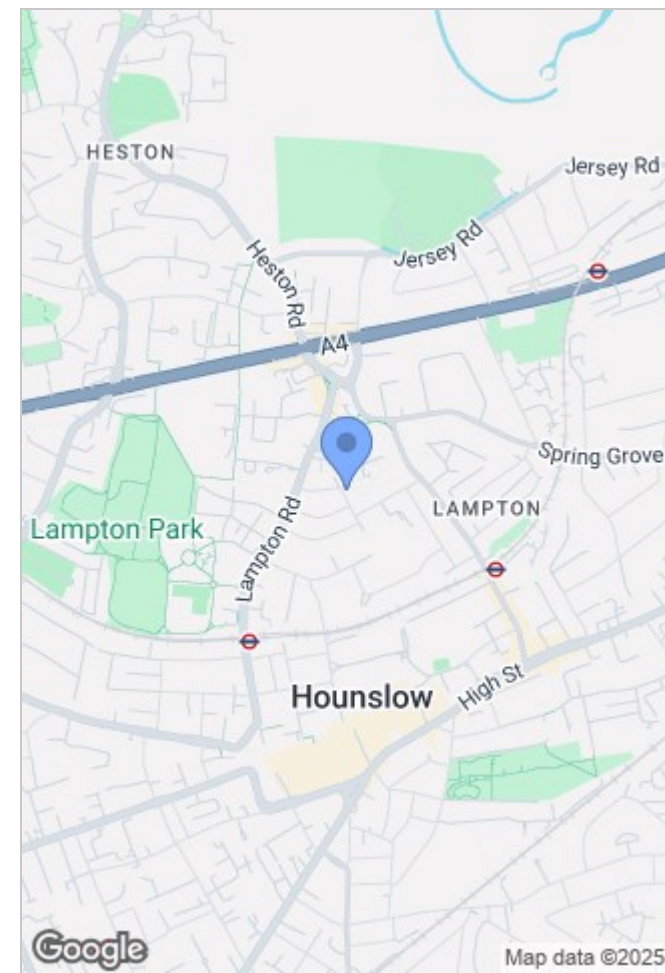
GROUND FLOOR  
918 sq.ft. (85.3 sq.m.) approx.

1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1348 sq.ft. (125.3 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		88
(81-91) B		
(69-80) C		69
(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  
www.dbkestates.com