



**Wellington Road North, Hounslow, TW4 7AA**  
**Guide Price £625,000**

**DBK**  
ESTATE AGENTS





A stunning extended DETACHED property nestled in a sought-after location boasting approximately 1,430 sq.ft of thoughtfully designed space.

Beyond its current charm, this property also presents a wealth of development opportunities, subject to obtaining the necessary planning permissions.

As you enter, you are greeted by a sense of warmth and style, with two reception rooms offering versatile spaces for entertaining or relaxation. The heart of the home is the extended kitchen/diner, providing a perfect hub for family gatherings. This well-designed kitchen space is both functional and aesthetically pleasing, with ample storage.

The property features three generously sized bedrooms, the family bathroom is equipped with modern fixtures and complemented with the convenience of a ground floor WC.

Step outside to discover a rear garden that offers both tranquility and practicality. Enjoy the outdoors in the privacy of your own space, with side gated access enhancing the convenience of the property. The front garden not only enhances the property's curb appeal but also presents the potential for off-street parking, complemented by a garage with rear vehicle access, providing secure storage for your vehicles.

Appropriately sited within a short walk to the buzzing Hounslow West Bath Road this property does not lack amenities and transport links to London Heathrow Airport and Central London via Hounslow West Underground Station. The property also falls within the catchment for local reputable schools and for motorists the A4/ M4 can be found in a short drive.



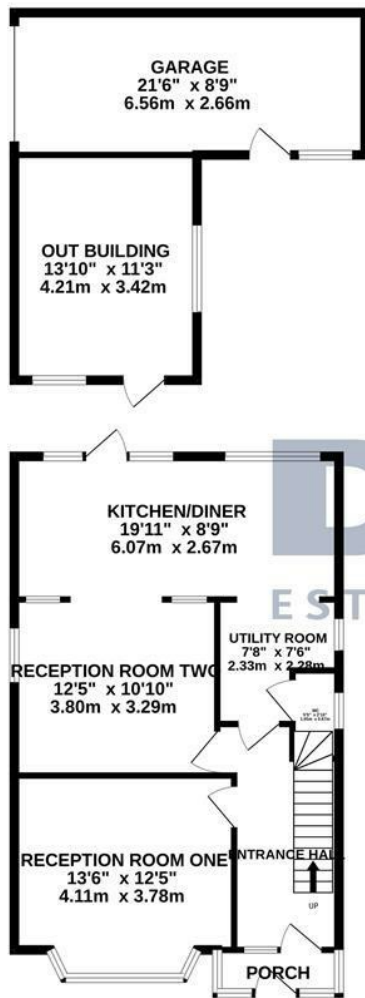
## Key Features

- **Extended Detached Property**
  - **Sought After Location**
  - **Circa 1,430 Sq.Ft**
  - **Three Bedrooms**
  - **Two Reception Rooms**
  - **Extended Kitchen/ Diner**
- **Family Bathroom/ WC + Ground Floor WC**
  - **Rear Garden with Side Gated Access**
  - **Front Garden with Potential for Off Street Parking + Garage with Vehicle Access**
- **Wealth of Development Opportunity (stpp)**

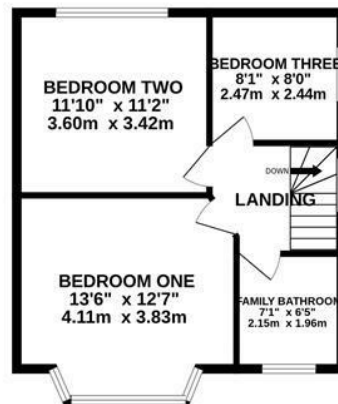




GROUND FLOOR  
979 sq.ft. (91.0 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

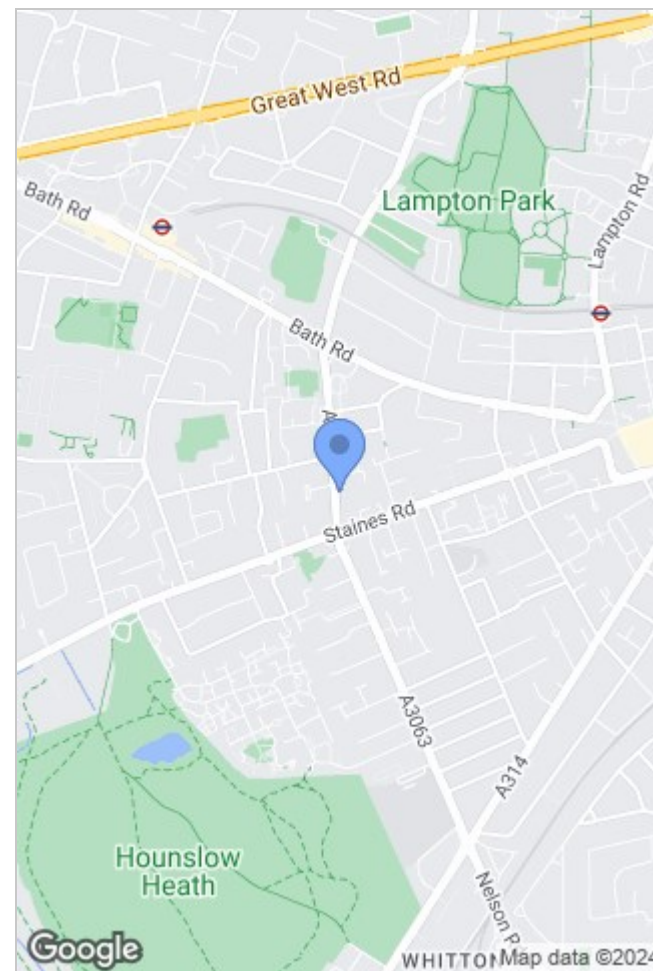


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TOTAL FLOOR AREA : 1430 sq.ft. (132.9 sq.m.) approx.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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