



HILTONS ESTATES

Bath Road

, Hounslow, TW4 7DE

- Plot Measuring 0.22 of an Acre
- Opportunity to Develop an Additional Property (STTP)
- Potential to Extend the Existing Property (STTP)
- Conveniently Located to all local Amenities

Offers In Region Of £1,100,000

EPC Rating '61'





Property Description

Spacious 6-Bedroom Semi-Detached Home in Prime Hounslow West Location ONE OF THE BIGGEST PLOTS ON BATH ROAD

An imposing six bedroom extended semi-detached family home that offers huge potential to extend if needed as well as a development opportunity. The property is set in 0.22 of an acre which offers huge scope to design the property to your specification or to provide an opportunity to build an additional house (STTP). What this means, this property is versatile for extended family or developers that are looking for opportunities to enhance their portfolio. Conveniently located near Hounslow West Tube Station (Piccadilly Line) easy access to Heathrow Airport or London. Because of the location, this enhances the property even more.

The property also benefits from parking for a minimum of 5 cars, the property is currently configured as 6 bedrooms, 2 bathrooms, 2 reception rooms, high spec kitchen, open plan/diner with family lounge. All of Hounslow West shops are very close by as well as the prestigious and highly regarded St Marts Secondary...



TOTAL FLOOR AREA: 7739 sq. ft. (717.1 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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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BATH ROAD

Approximate Gross Internal Area (excluding reduced headroom)

Ground floor = 1214 sq. ft. (112.8 sq. m.)

First floor = 691 sq. ft. (64.2 sq. m.)

Second floor = 442 sq. ft. (41.1 sq. m.)

Reduced headroom = 196 sq. ft. (18.2 sq. m.)

Total = 2543 sq. ft. (236.3 sq. m.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements