



Sutton Way, Heston, TW5 0JA

Welcome to Sutton Way, Heston

The property benefits from an extended kitchen, perfect for modern living and entertaining. The large kitchen offers plenty of room for dining and additional storage, with further potential for customization or extension, subject to planning permission. The rear garden has a patio off the house and lawn area, plus an outbuilding to the rear currently used as storage.

A notable feature of this home is the large driveway, capable of accommodating multiple vehicles, ensuring convenient off-street parking. Additionally, there is potential to add a downstairs bathroom, enhancing the home's functionality for a busy household.

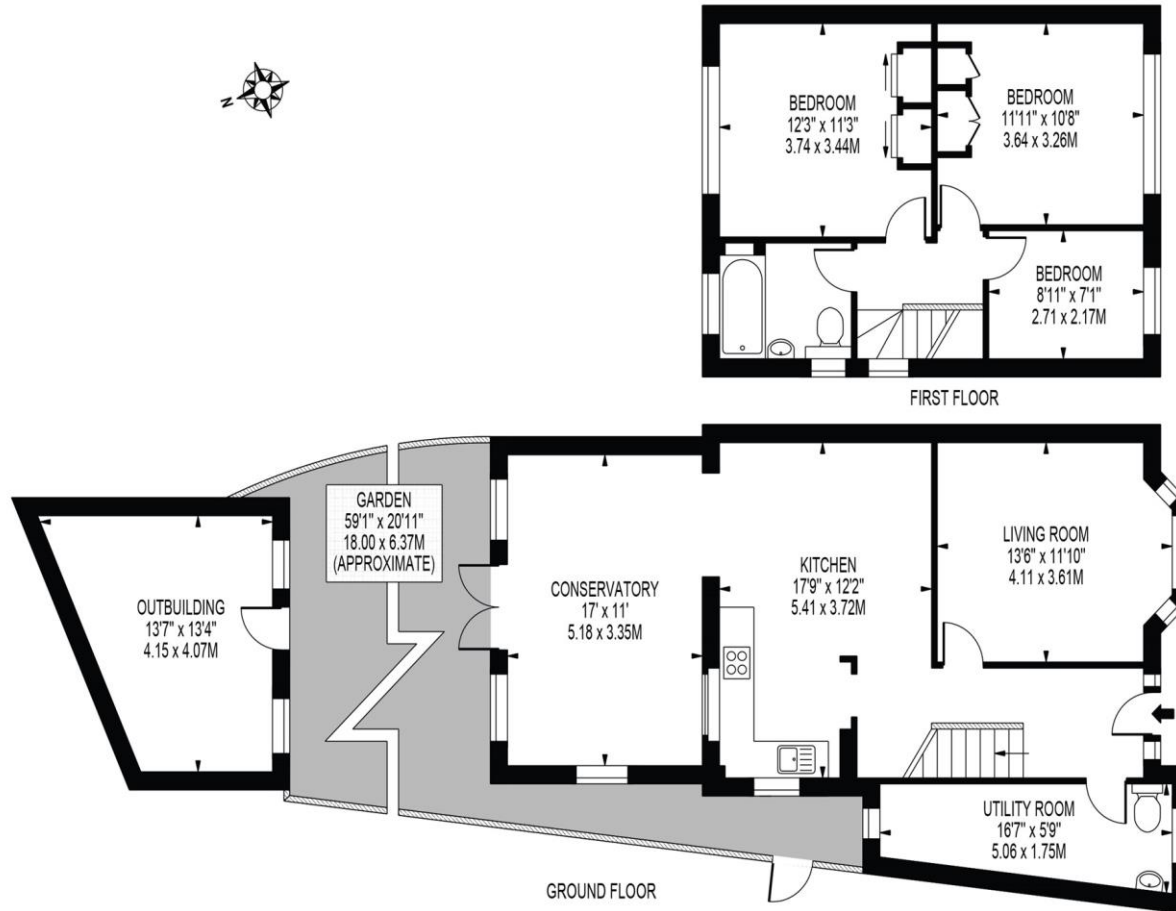
With excellent potential for further extensions (STPP), this property is ideal for buyers looking to create their perfect family home. Situated close to local amenities, schools, and transport links, this is a fantastic opportunity not to be missed.



SUTTON WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1177 SQ FT - 109.33 SQ M
(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 145 SQ FT - 13.44 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to Sutton Way, Heston

- DESIRABLE LOCATION
- LARGE DRIVEWAY
- SEMI-DETACHED THREE BEDROOM FAMILY PROPERTY
- POTENTIAL TO EXTEND (STPP)
- FRONT RECEPTION ROOM BEING USED AS A FOURTH BEDROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price
£750,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/FEL111331



Property Ref:
FEL111331 - 0017

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8890 4037



Feltham@barnardmarcus.co.uk



4 Parkfield Parade, High Street, FELTHAM,
Middlesex, TW13 4HJ



barnardmarcus.co.uk