



Burns Way, Heston, TW5 9BB
Guide Price £875,000

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Presenting an exquisite gem in a highly sought-after location this stunning extended semi-detached property is a true masterpiece. Boasting a generous living space spanning approximately 2,119 square feet this home offers a harmonious blend of elegance, comfort and modern design.

Step inside and be captivated by the sheer beauty and attention to detail that defines this residence. With four spacious bedrooms, two inviting reception rooms, a dedicated dining room there is no shortage of space to entertain and create lasting memories with loved ones.

The heart of this home lies in its large and modern kitchen where culinary dreams come to life. Equipped with top-of-the-line integrated appliances it effortlessly combines functionality and style making it a true haven.

Indulge in luxury within the chic family bathroom suite complemented by two additional shower rooms/WCs ensuring convenience and versatility for every member of the household.

As you step outside, prepare to be enchanted by the expansive rear garden offering a private sanctuary for relaxation and recreation. A charming brick outbuilding adds a touch of character and serves as a versatile space for storage or even a potential home office or studio.

Parking will never be an issue with the front garden providing ample off-street parking making coming home a breeze.

This exceptional property not only offers an enviable lifestyle but also presents a golden opportunity to own a truly remarkable residence in one of the most sought-after locations.

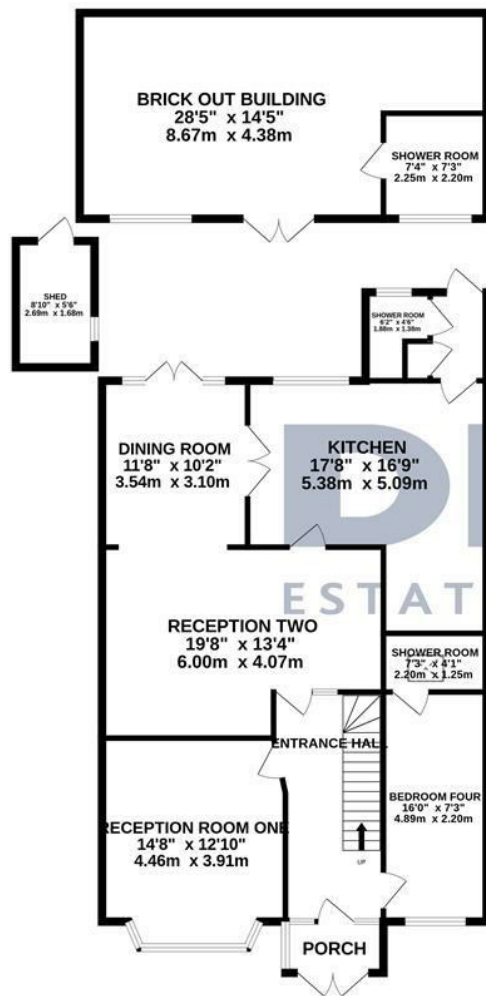
Located in the leafy and picturesque village of Heston, the property lays nearby to open green space which has had plans approved to be regenerated into a National Park. The property also sits in the catchment to many local and reputable schools as well as walking distance to Hounslow West Underground Station. The A4/M4 serves Central London, Heathrow Airport and neighbouring towns for motorists.

Key Features

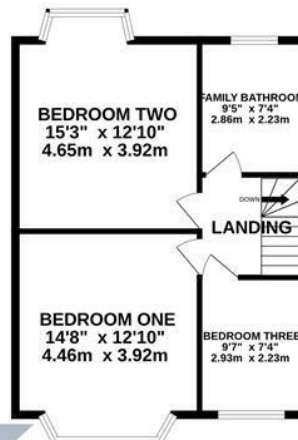
- **Highly Sought After Location**
- **Extended Semi-Detached Property**
 - **Circa 2,119 Sq.Ft**
 - **Four Bedrooms**
 - **Two Reception Rooms**
 - **Dining Room**
- **Large + Modern Kitchen with Integrated Appliances**
- **Chic Family Bathroom Suite + Two Shower Rooms/ WCs**
- **Expansive Rear Garden + Brick Out Building**
 - **Front Garden for Off Street Parking**



GROUND FLOOR
1565 sq.ft. (145.4 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



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TOTAL FLOOR AREA : 2119 sq.ft. (196.9 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) 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		70	82
	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		

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