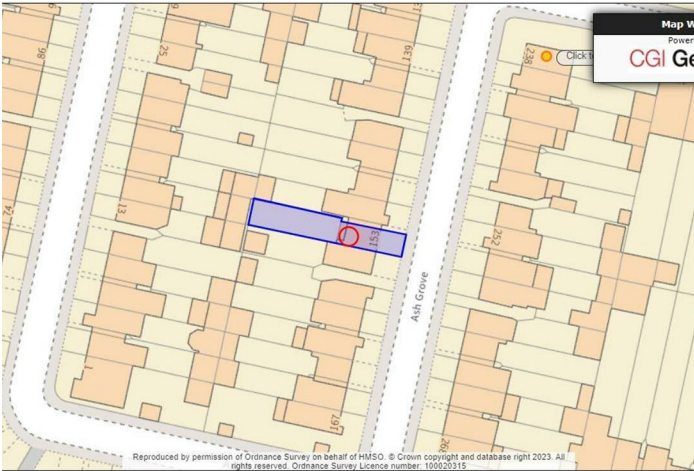




**Ash Grove, Heston, TW5 9DX**  
**Guide Price £499,950**

**DBK**  
ESTATE AGENTS



A delightful terrace property offering No Onward Chain and a wealth of development opportunity (stpp).

Boasting three bedrooms this home provides ample space for comfortable living, two reception rooms which allow you to create separate living areas or adapt them to suit your individual needs.

The well-appointed kitchen is the heart of the home, the modern family bathroom suite provides a tranquil space to unwind and rejuvenate and the conservatory allows you to indulge in peace.

Outside is an impressive rear garden stretching out with ample space for outdoor activities and leisure. The side gated access allows for easy movement providing convenience for both residents and guests. The front garden holds the potential for off-street parking ensuring that your vehicles are securely accommodated. In addition, on-street parking is readily available for your convenience.

This property holds incredible potential for a loft dormer conversion, 6 metre rear extension and a brick out building, subject to obtaining the necessary planning permission.

Sited within walking distance to the reputable Springwell School as well as bus links towards Hounslow West Underground Station and London Heathrow Airport. Also, conveniently located within walking distance to many local shops and restaurants on Vicarage Farm Road as well as the A4/ M4 providing links into The City and neighbouring towns. The property also falls within the catchment for other local reputable Primary and Secondary Schools.

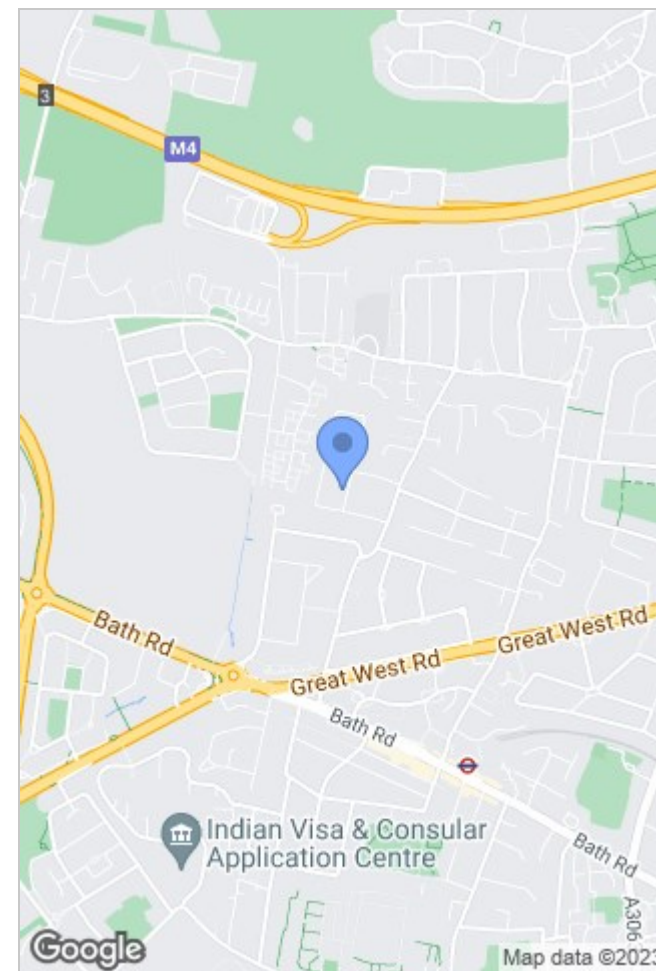
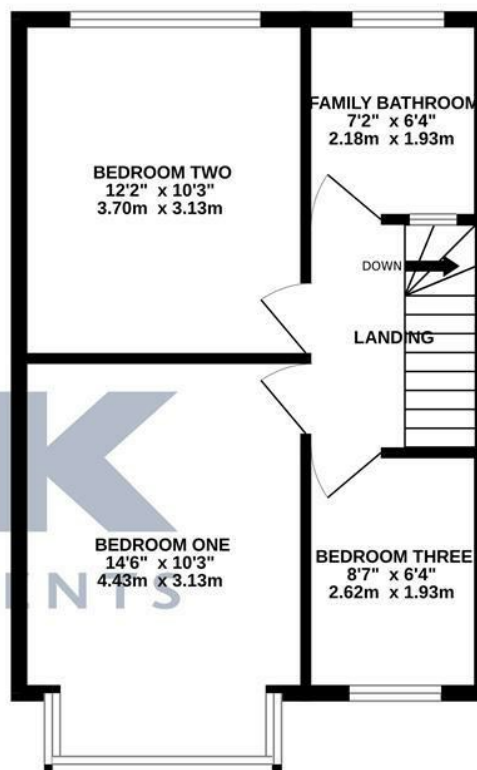
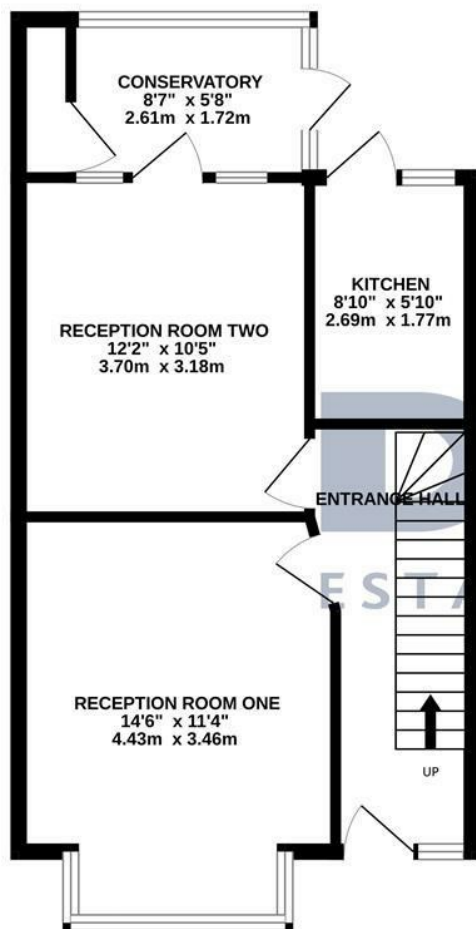
## Key Features

- No Onward Chain
- Terrace Property
- Three Bedrooms
- Two Reception Rooms
  - Kitchen
- Family Bathroom Suite
- Lengthy Rear Garden with Side Gated Access
- Front Garden with Potential for Off Street Parking
  - Conservatory + On Street Parking
  - Scope for Development (stpp)



GROUND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 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			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(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	

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