



**Eton Avenue, Heston, TW5 0HB**  
**Guide Price £940,000**

**DBK**  
ESTATE AGENTS



A stunning modernised and extended family home where tasteful decor meets contemporary living. With approximately 2,340 square feet of living space spread across three meticulously designed floors, this property offers a spacious and comfortable lifestyle.

The house boasts five/ six generously sized bedrooms, all equipped with fitted wardrobes to cater to your storage needs. The master bedroom features a convenient ensuite bathroom for added privacy and convenience.

As you step inside you'll be greeted by a through lounge, perfect for entertaining guests or enjoying family gatherings. The fashionable kitchen is a culinary enthusiast's dream, complete with integrated appliances, elegant granite worktops and a large breakfast island. This open-plan kitchen seamlessly connects to a welcoming family room.

In addition, the property features a stylish family bathroom suite and a convenient ground floor shower room/WC enhancing the functionality of this family home.

The outdoor space is just as impressive as the interior, with a rear garden that's ideal for outdoor entertaining. Whether you're hosting a barbecue or simply enjoying some fresh air, this space offers the perfect backdrop for outdoor activities.

For those seeking a little extra space to unwind, a brick-built entertainment room with a shower room is a delightful bonus. This versatile space can serve as a home office catering to a variety of needs.

Throughout the property, you'll find premium finishes such as porcelain tiled floors, cozy carpets, and ample storage options to keep your living space organized and clutter-free.

Convenience extends to the exterior, where a brick-paved driveway provides off-street parking, ensuring that your vehicles are always secure and easily accessible.

## Key Features

- **Stunning Modernised + Extended Family Home with a Tasteful Decor**
- **Arranged Over Three Floors Circa 2,340 Sq.Ft**
- **Five/ Six Bedrooms (All with Fitted Wardrobes + Master with Ensuite)**
  - **Through Lounge**
- **Fashionable Kitchen with Integrated Appliances + Granite Worktops Open Plan with a Family Room**
- **Stylish Family Bathroom Suite + Ground Floor Shower Room/ WC**
  - **Rear Garden Ideal for Outdoor Entertaining**
  - **Brick Built Entertainment Room with Shower Room**
- **Porcelain Tiled Floor, Carpets + Ample Storage**
- **Brick Paved Driveway for Off Street Parking**

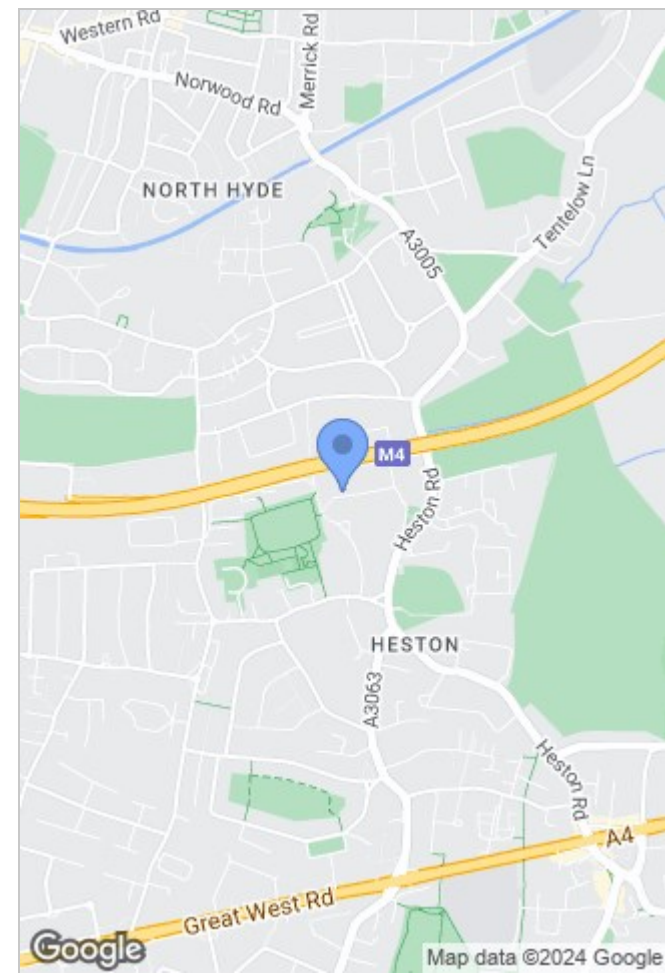


# Eton Avenue

Approximate Gross Internal Area = 1798 sq ft / 167 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 174 sq ft / 16.2 sq m  
 Outbuilding = 368 sq ft / 34.2 sq m  
 Total = 2340 sq ft / 217.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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		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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