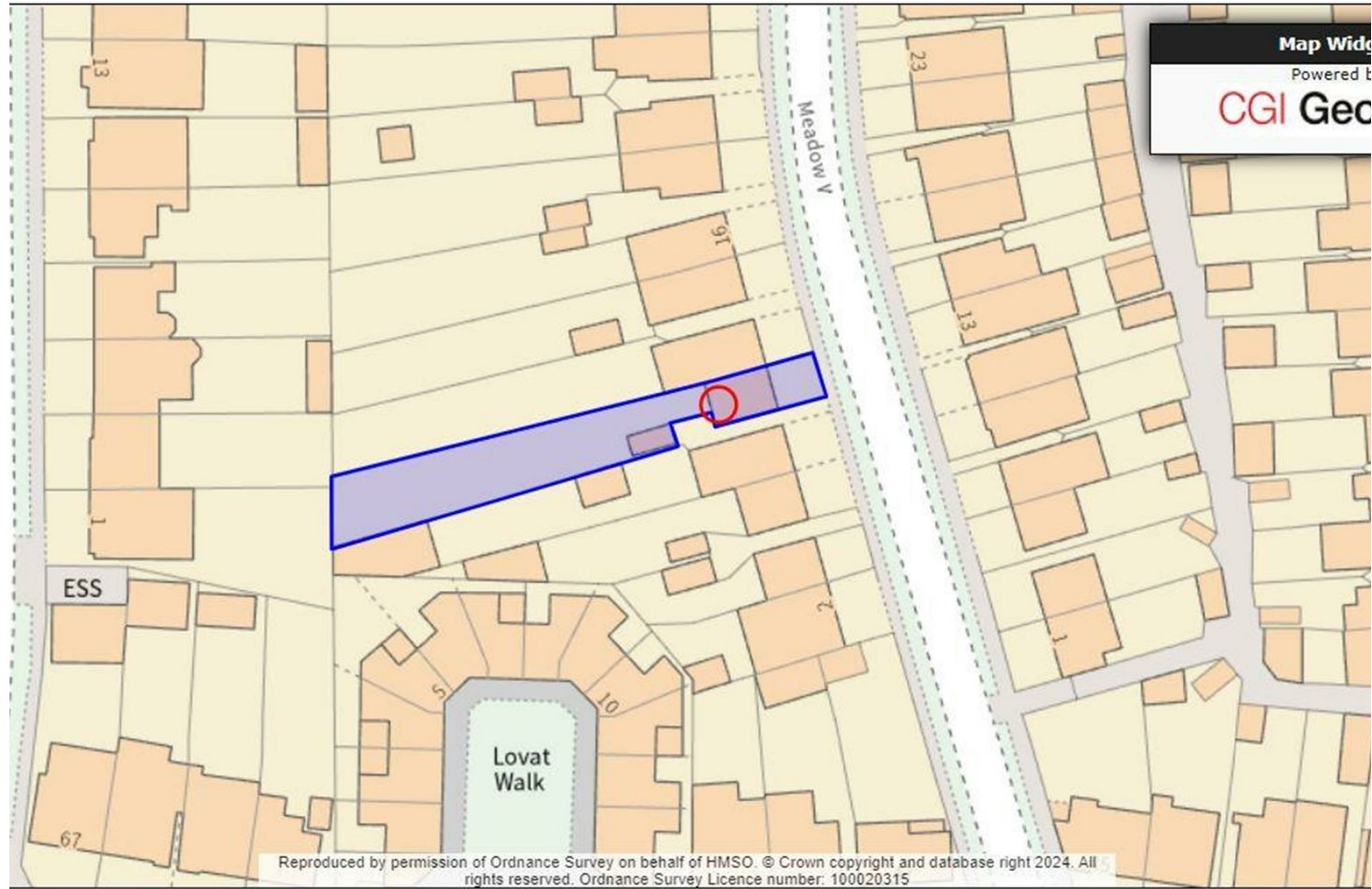




**Meadow Way, Heston, TW5 9EZ**  
**Guide Price £585,000**

**DBK**  
ESTATE AGENTS



## Meadow Way, Heston, TW5 9EZ

### Guide Price £585,000

An enticing semi-detached home presenting an exceptional opportunity for development (stpp) and with the added advantage of No Onward Chain.

Upon entering, you'll discover a spacious and versatile layout featuring a through lounge that provides a seamless flow between living and dining areas as well as a kitchen that complements the home's functionality. With three bedrooms, there is ample space for a growing family and the property boasts a family bathroom alongside a separate WC enhancing convenience and privacy for residents.

Externally, the front garden beckons with the potential for off-street parking, while a side shared drive leads to a secure garage providing valuable storage space. The extensive rear garden adds an element of tranquility, providing a canvas for outdoor activities, gardening, or even the potential to extend the living space further (stpp).

Sited within walking distance to the reputable Berkeley Primary 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
- Huge Scope for Development (stpp)
  - Sought After Location
  - Semi-Detached Home
    - Three Bedrooms
    - Through Lounge
      - Kitchen
  - Family Bathroom with Sep. WC
- Front Garden with Potential for Off Street Parking, Side Shared Drive + Garage
  - Lengthy Rear Garden



GROUND FLOOR  
596 sq.ft. (55.3 sq.m.) approx.

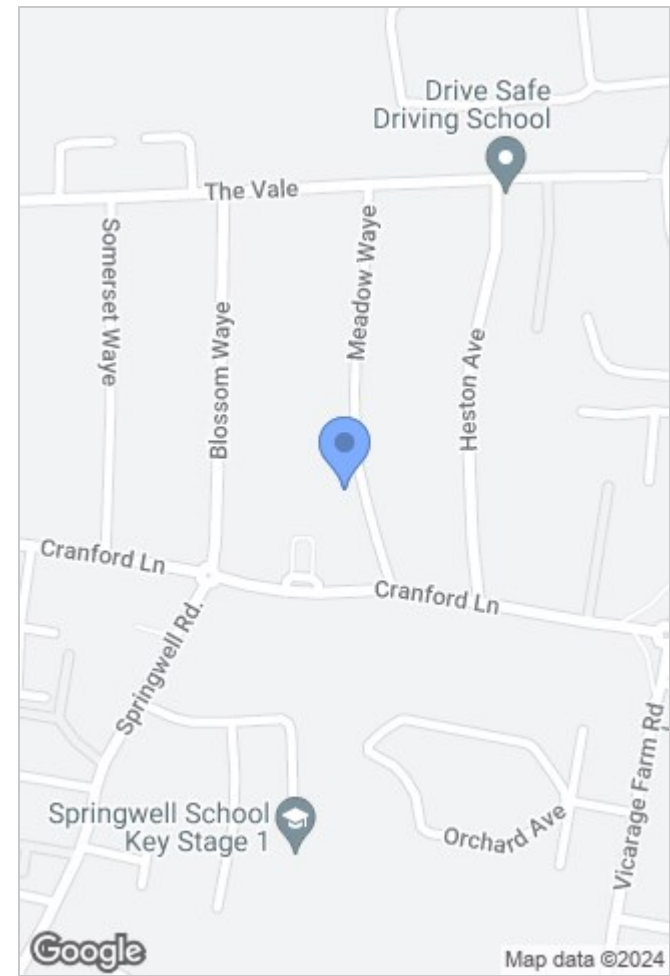
1ST FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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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