



Greencroft Road, Heston, TW5 0BH
Guide Price £675,000

DBK
ESTATE AGENTS



Nestled in a highly sought-after location, this extended semi-detached property presents an exceptional opportunity for those seeking space and potential with a generous 9ft side space.

Comprising three bedrooms, this residence provides ample accommodation for families. The extended 'L' shaped kitchen/diner serves as the heart of the home, offering a spacious and inviting area and the two reception rooms provide versatile living spaces, perfect for entertaining guests or relaxing.

The practicality of this home is further enhanced by a stylish first floor family bathroom and a ground floor shower/WC, ensuring ultimate convenience. The rear garden, complete with a small brick shed offers opportunities for outdoor recreation and storage. The front garden provides off-street parking as well as a garage, adding to the accessibility and convenience of the property.

This home offers scope for further expansion, including a double-storey side extension and loft conversion, subject to the necessary planning permissions.

Sited just off the renowned Great West Road it does not fall short of amenities and accessibility. Located within walking distance to Hounslow West Underground Station and bus services to Osterley Underground Station (Piccadilly Line) offering routes into Central London and to Heathrow Airport, there are ample nearby local amenities, reputable schools such as St Mark's Catholic School scoring OUTSTANDING by OFSTED, bus links and the A4 provides the motorist with access into London and the M4/M25.

Key Features

- Sought After Location
- Extended Semi-Detached Property
 - 9FT Side Space
- Scope for Double Storey Side Extension + Loft Conversion (stpp)
 - Three Bedrooms
- Extended 'L' Shaped Kitchen/ Diner
 - Two Reception Rooms
- Family Bathroom + Ground Floor Shower/ WC
 - Rear Garden with Small Brick Shed
- Front Garden with Off Street Parking + Garage



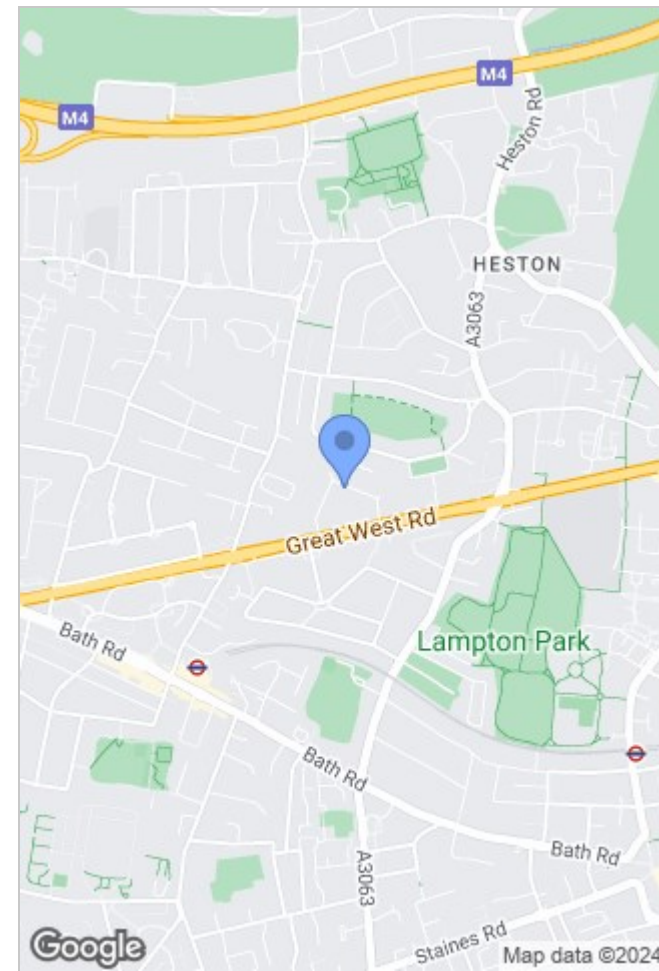
GROUND FLOOR
889 sq.ft. (82.6 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1316 sq.ft. (122.3 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			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(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	

166 Heston Road, Heston, Middlesex, TW5 0QU
Tel: 0208 570 4848
Email: heston@dbkestates.com
www.dbkestates.com