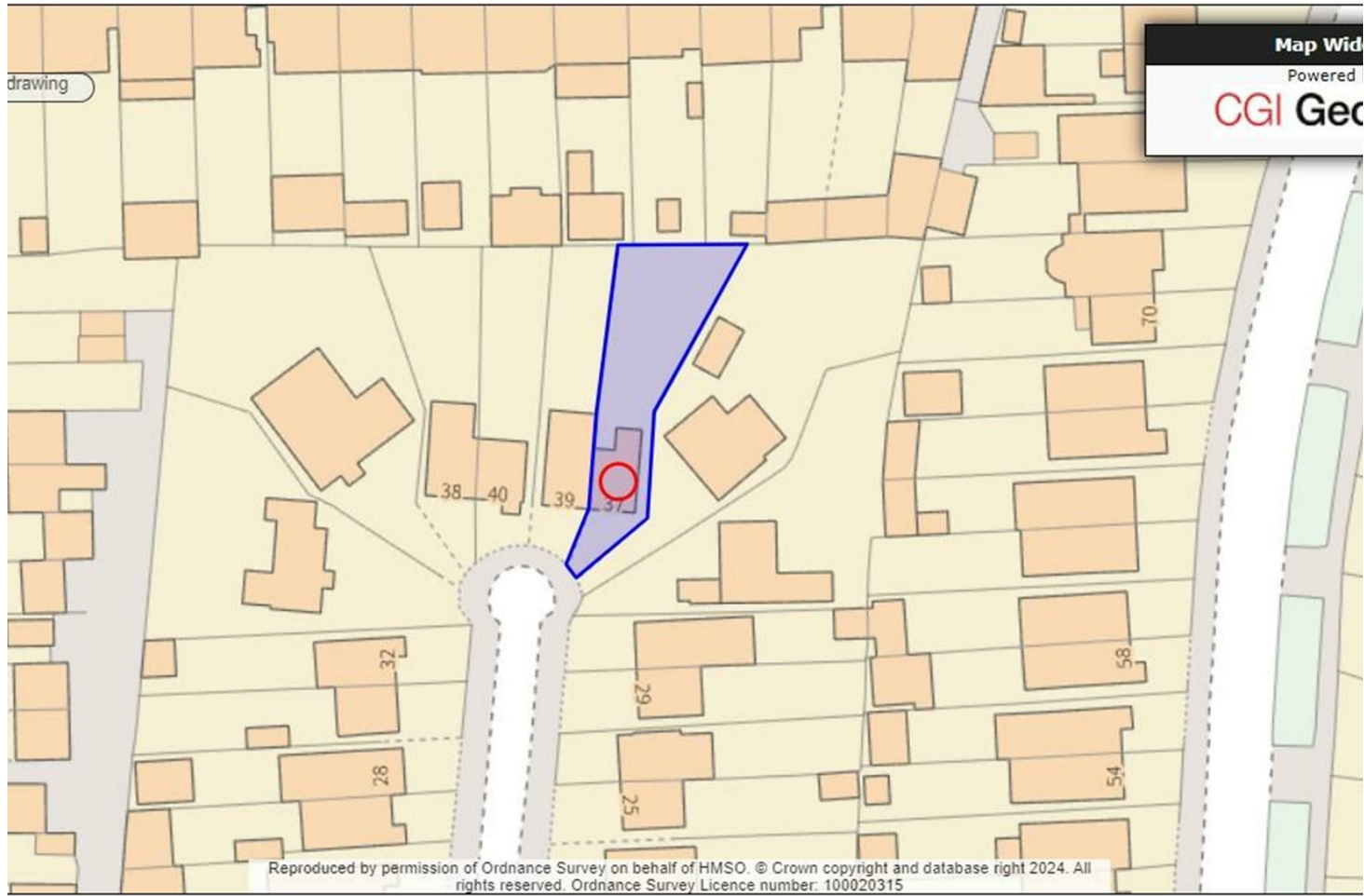




**Lime Tree Road, Heston, TW5 0TD**  
**Guide Price £525,000**

**DBK**  
ESTATE AGENTS





## Lime Tree Road, Heston, TW5 0TD

### Guide Price £525,000

Nestled within a tranquil cul-de-sac, discover the allure of this charming semi-detached property boasting an expansive plot and scope for development (subject to planning permission).

To date the property comprises of three bedrooms, a through lounge that offers a seamless flow between living areas, a kitchen and family bathroom that caters to everyday needs. The property also benefits from a conservatory/ utility room.

Outside, a driveway provides off-street parking, while side gated access enhances privacy and security.

Sited off the Great West Road the property does not fall short of local amenities and is within walking distance to Osterley Station, bus links to Heathrow Airport and Hounslow Town Centre. The property also provides excellent access to both the M4 and M25 and is within the catchment area of outstanding Primary schools and Secondary schools. You can also find Osterley Park within a few minutes of the property.



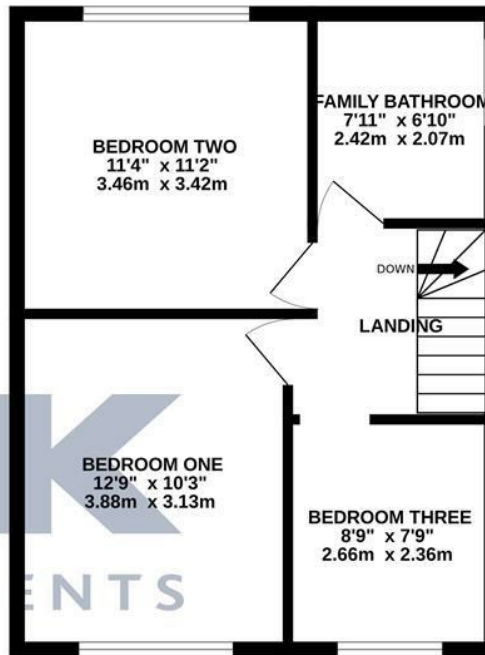
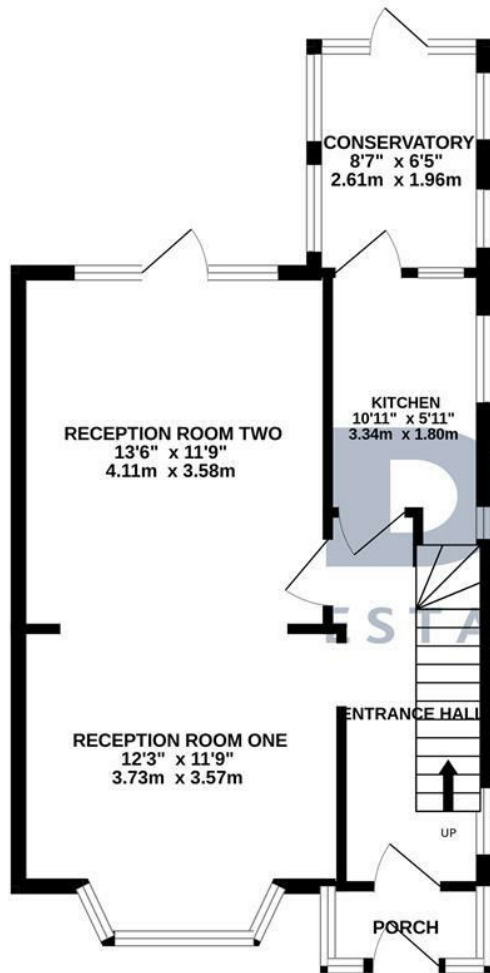
## Key Features

- Cul De Sac Location
- Semi-Detached Property
- Scope for Development (stpp)
  - Expansive Plot
  - Three Bedrooms
  - Through Lounge
    - Kitchen
  - Family Bathroom
- Conservatory/ Utility Room
- Driveway for Off Street Parking + Side Gated Access

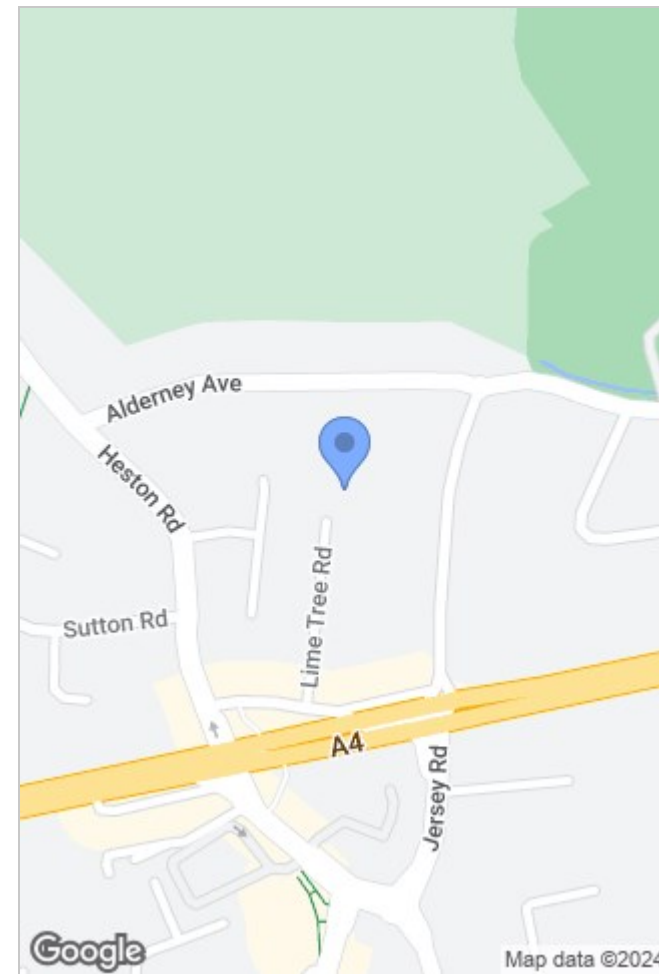


GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



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TOTAL FLOOR AREA : 930 sq.ft. (86.4 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			88
(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 <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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