



**Channel Close, Heston, TW5 0PJ**  
**Guide Price £465,000**

**DBK**  
ESTATE AGENTS



This terrace property is offered with NO ONWARD CHAIN and Scope for Development (subject to planning permission).

Currently accommodation comprises of three bedrooms, a reception room complemented by a separate dining area, a kitchen and the family bathroom/WC completes the accommodation. The addition of a conservatory further enhances the living space.

Outside, both front and rear gardens offer opportunities for outdoor leisure and gardening, with rear access providing convenience. A garage in the block, along with on-street parking ensures ample parking options for residents and visitors alike.

Sited within close proximity to local amenities including Sainsbury's Local and reputable schools; including Westbrook Primary School and bus links to Heathrow Airport and Hounslow Town Centre. In addition, for those working in The City, Hounslow Central Underground Station is within a short distance which is served by the Piccadilly Line. 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.

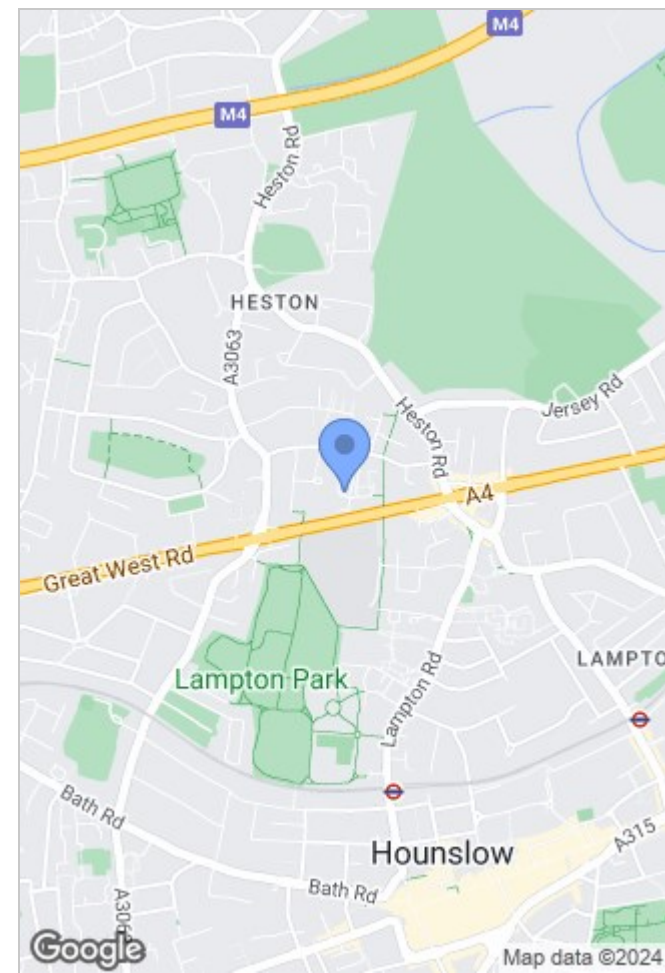
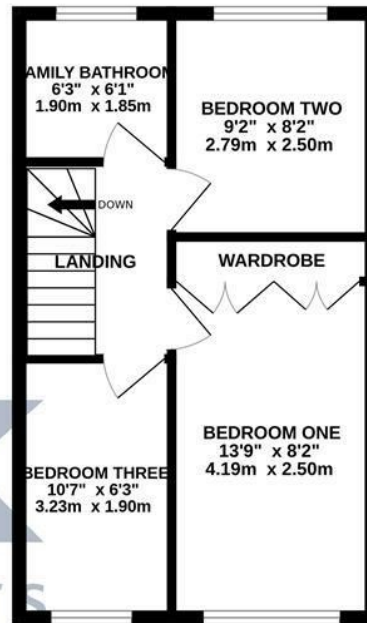
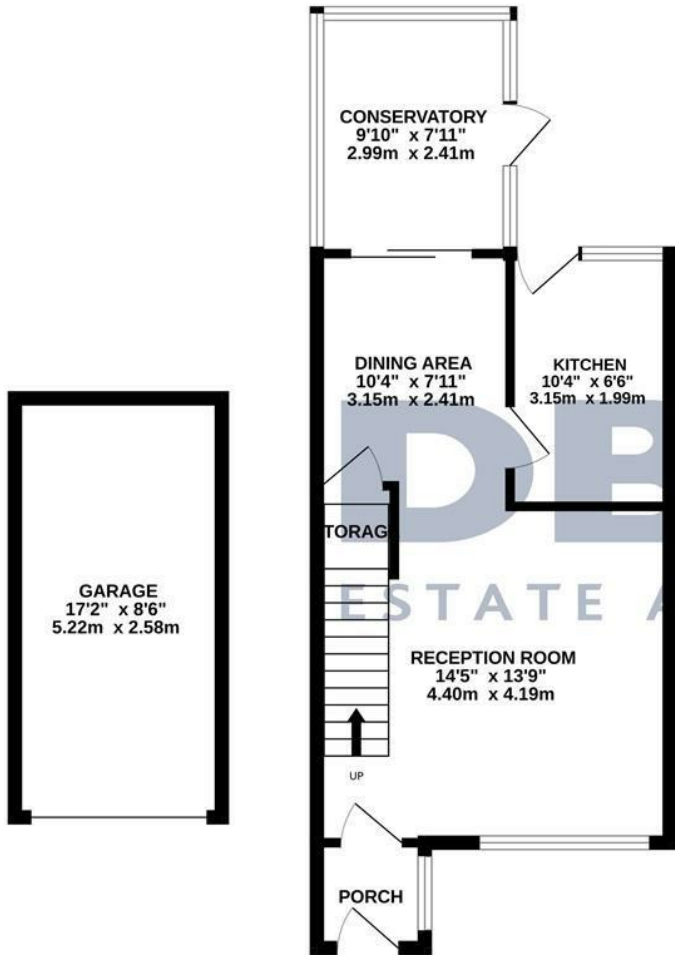
## Key Features

- No Onward Chain
- Terrace Property
- Scope for Development (stpp)
- Three Bedrooms
- Reception Room with Separate Dining Area
  - Kitchen
- Family Bathroom/ WC
  - Conservatory
- Front & Rear Gardens + Rear Access
- Garage in Block + On Street Parking



GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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			86
(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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