



Brabazon Road, Heston, TW5 9LL
Guide Price £495,000

DBK
ESTATE AGENTS



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An opportunity to own this semi-detached property offered with No Onward Chain and ample scope for development (subject to planning permission).

Featuring two comfortable bedrooms, a welcoming reception room and a functional kitchen with a conservatory and lean-to provide a solid foundation for family living. The family bathroom with a separate WC alongside an outdoor utility room and an additional shower/WC ensures convenience for all household members.

Step outside to discover a lengthy rear garden, complete with side and rear access. The highlight is the private swimming pool, perfect for summer relaxation and entertaining. The property also boasts a double garage with rear vehicle access adding to the appeal for car enthusiasts or those needing extra storage space. The front garden and on-street parking enhance the overall functionality.

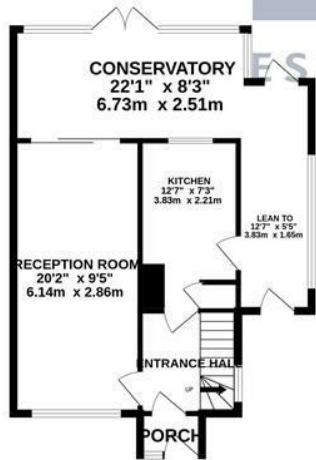
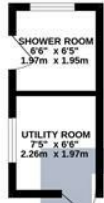
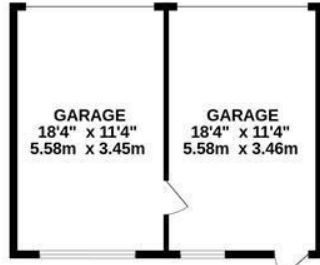
Suitably located within easy access to bus links towards Hounslow West Station, London Heathrow Airport and Hounslow Town Centre as well as being sited within walking distance to local reputable schools such Berkeley Academy and Cranford Community College. Well regarded local amenities can also be found within a short walk on Vicarage Farm Road and Brabazon Road as well as leisure facilities on New Heston Road. For motorists the A4/ M4 are easily accessible connecting you to neighbouring towns.

Key Features

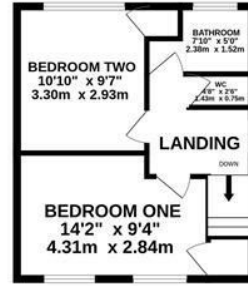
- No Onward Chain
- Semi-Detached Property
- Double Garage with Rear Vehicle Access
 - Scope for Development (stpp)
 - Two Bedrooms
 - Reception Room
 - Kitchen + Lean To
- Family Bathroom with Sep. WC + Outdoor Utility Room + Shower/ WC
- Lengthy Rear Garden with Side + Rear Access + Swimming Pool
- Front Garden + On Street Parking



GROUND FLOOR
1078 sq ft. (100.1 sq.m.) approx.

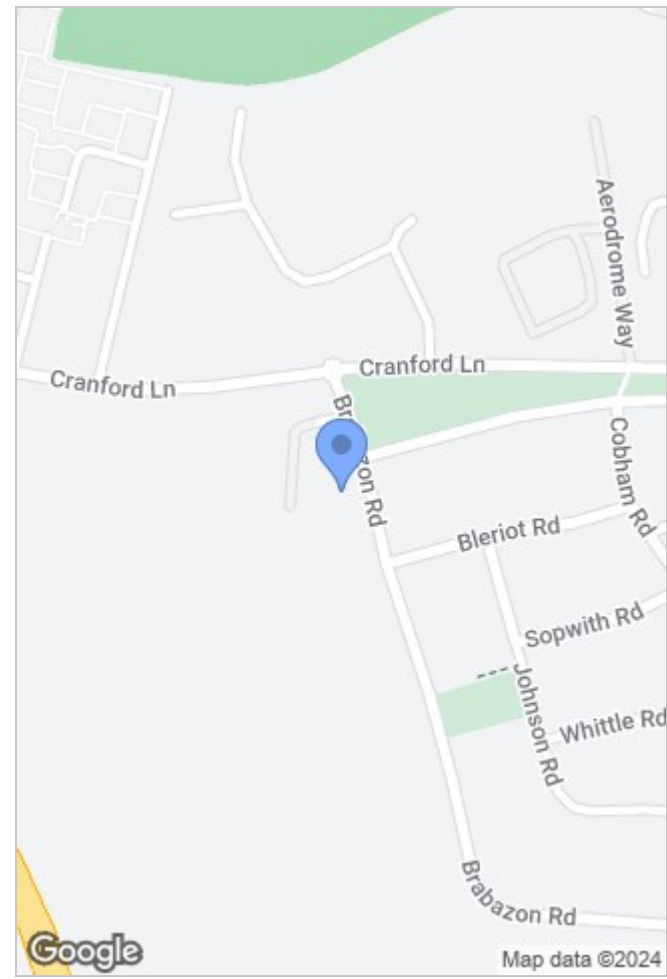


1ST FLOOR
351 sq ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 1428 sq.ft. (132.7 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			
(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		62	77
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

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