



Wheatlands, Heston, TW5 0SA
Guide Price £734,950

DBK
ESTATE AGENTS



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This impressive detached property spans approximately 1,673 sq. ft and offers spacious and contemporary living.

Featuring five well-appointed bedrooms, this home is perfect for families seeking ample space and comfort. The through lounge provides an expansive and versatile living area. The modern kitchen is equipped with sleek fittings and appliances, catering to all your culinary needs. The fashionable family bathroom suite and an additional ground floor shower room add to the convenience and luxury of this home.

Outside, the property boasts a rear garden with rear access, perfect for outdoor activities and relaxation. The front garden includes off-street parking for 3/4 vehicles, ensuring ample parking space for residents and guests. Additionally, the property includes large storage with external and internal access.

With approximately 940 years remaining on the leasehold, this property represents a long-term investment in a desirable home.

Located in the popular and well maintained area known as Wheatlands, this no through residential road offers straight access into Osterley Park and is within walking distance to local bus routes, ample local amenities and reputable school including Westbrook Primary and Heston School. Osterley Underground Station and Southall Overground Station provide direct links into The City. For motorists the A4/ M4 can be found within close proximity.

Key Features

- Detached Property
- Circa 1,673 Sq. Ft
 - Five Bedrooms
 - Through Lounge
 - Modern Kitchen
- Fashionable Family Bathroom Suite + Ground Floor Shower Room
 - Large Storage with External + Internal Access
 - Rear Garden with Rear Access
- Front Garden with Off Street Parking for 3/4 Vehicles
- Leasehold - Approx. 940 Years Remaining

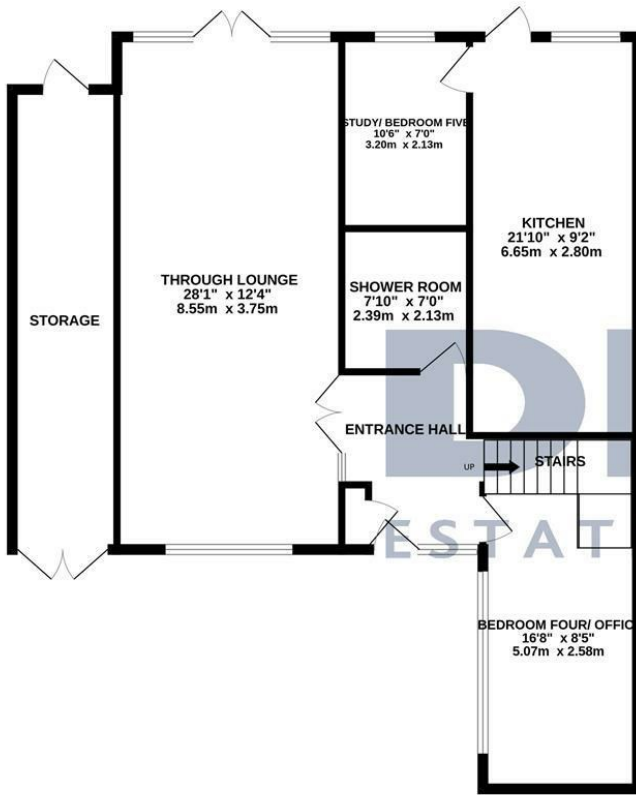


Lease
Approx. 940 years remaining

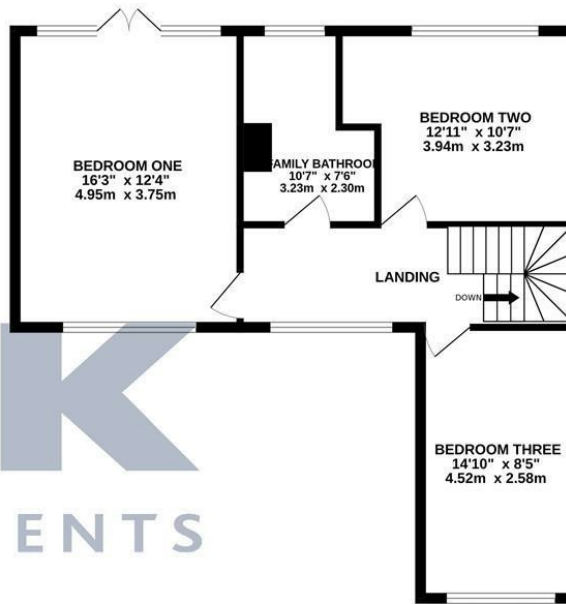
Service Charge
£474.63 per annum



GROUND FLOOR
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA: 1673 sq.ft. (155.5 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		63	
(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			
(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	