



**Clairvale Road, Heston, TW5 9AF**  
**Guide Price £525,000**

**DBK**  
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## Clairvale Road, Heston, TW5 9AF Guide Price £525,000

Sited on this well-regarded road just off the Great West Road comes this extended semi-detached house in need of moderation and with NO ONWARD CHAIN!  
At present the property is spread over circa 870 sq.ft with three bedrooms, a 'L' shaped through lounge, extended kitchen, family bathroom suite and ground floor WC.  
In addition, the property profits from an approximate 80ft rear garden with side gated access and a front garden with potential for off street parking.  
The property offers further scope for development, subject to planning permission.

Located in the leafy and picturesque village of Heston, it lays nearby to open green space which has had plans approved to be regenerated into a National Park. The property also sits in the catchment to many local and reputable schools as well as walking distance to Hounslow West Underground Station. The A4/M4 serves Central London, Heathrow Airport and neighbouring towns for motorists.

## Key Features

- No Onward Chain
- In Need of Modernisation
- Scope for Development (stpp)
  - Three Bedrooms
- 'L' Shaped Through Lounge
  - Extended Kitchen
- Family Bathroom + Ground Floor WC
- 80 Ft Rear Garden with Side Gated Access
- Front Garden with Potential for Off Street Parking
  - Circa 870 Sq.Ft

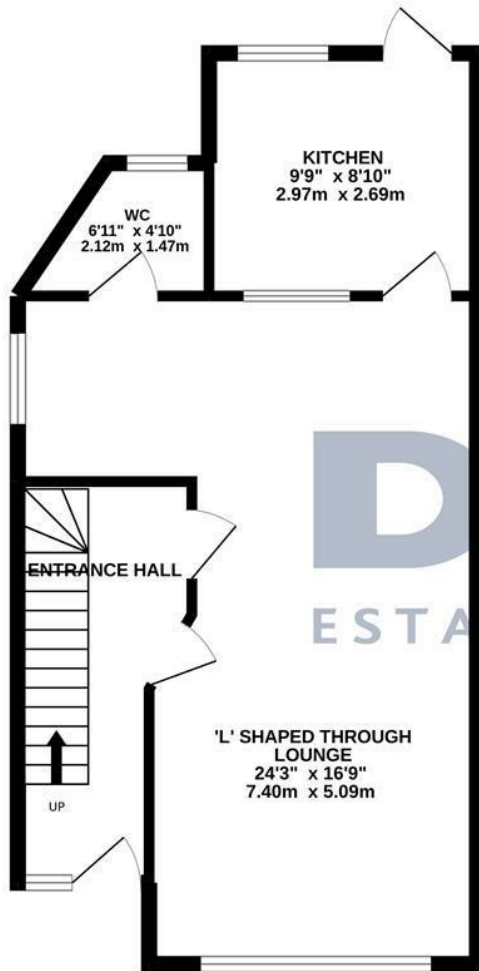


## Council Tax Band

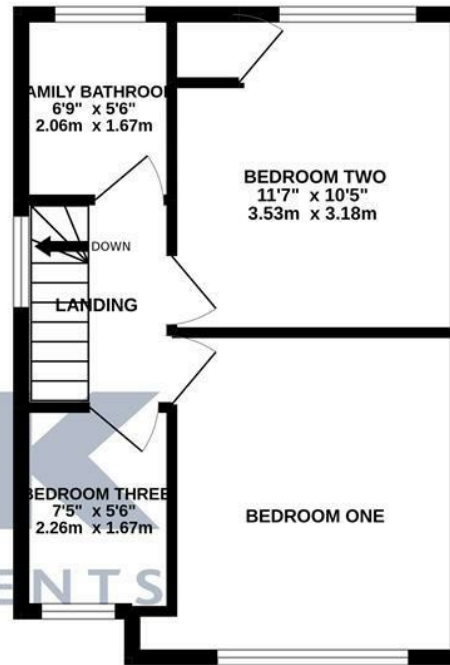
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GROUND FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



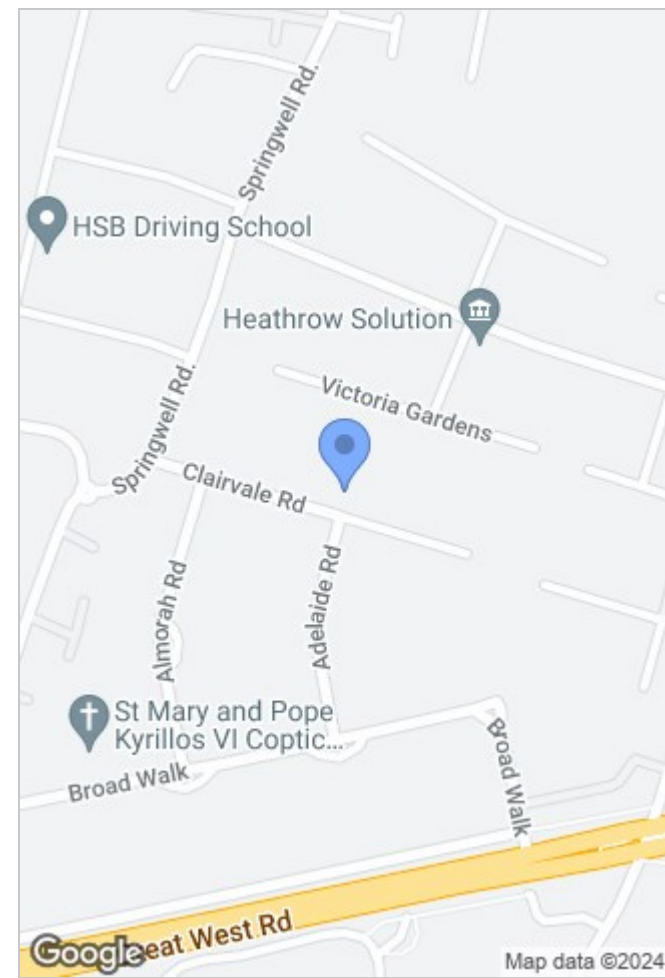
1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



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TOTAL FLOOR AREA : 869 sq.ft. (80.7 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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