



**St. Leonards Gardens, Heston, TW5 9DH**  
**Guide Price £599,950**

**DBK**  
ESTATE AGENTS





Presenting this extended semi-detached home offering approximately 1,155 sq.ft of living space and NO ONWARD CHAIN!

The home features three/ four bedrooms, one/ two reception rooms and an extended dining area, ensuring ample space for everyday living. The kitchen is well-appointed, catering to all your culinary needs. The family bathroom complete with a separate WC is complemented by an additional ground floor shower room, offering convenience for busy households.

One of the standout features of this property is the large rear garden with the added benefit of side gated access. The front garden includes off-street parking, adding to the practicality of this home.

Moreover, the property offers scope for further development, subject to planning permission (stpp).

Located in this popular part of Heston the property is in close proximity to local amenities including the buzzing Hounslow West parade of shops located on Bath Road. For or those commuting to The City, Hounslow West Underground Station is within walking distance as well as bus links to Heathrow Airport, Hounslow Town Centre and neighbouring towns. The property also falls within the catchment for local reputable schools scoring OUTSTANDING by OFSTED.



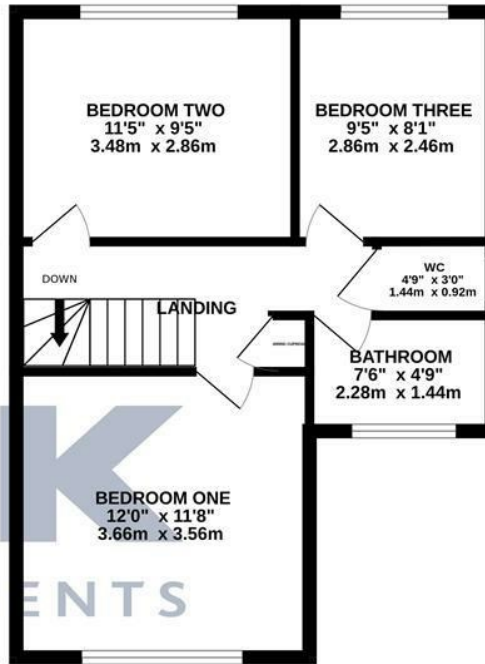
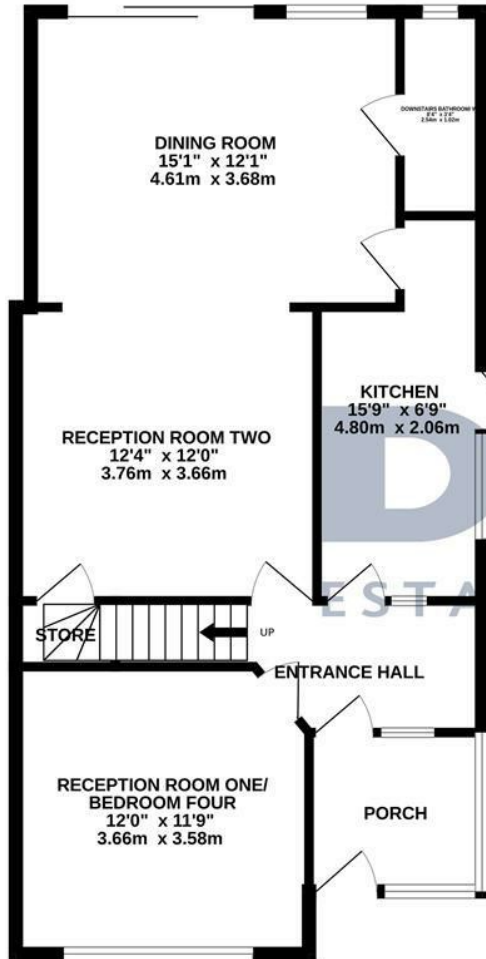
## Key Features

- No Onward Chain
- Extended Semi-Detached Home
  - Circa 1,155 Sq.Ft
  - Three/ Four Bedrooms
- One/ Two Reception Rooms + Extended Dining Area
  - Kitchen
- Family Bathroom with Sep. WC
  - Ground Floor Shower Room
- Large Rear Garden with Side Gated Access
- Front Garden with Off Street Parking



GROUND FLOOR  
710 sq.ft. (65.9 sq.m.) approx.

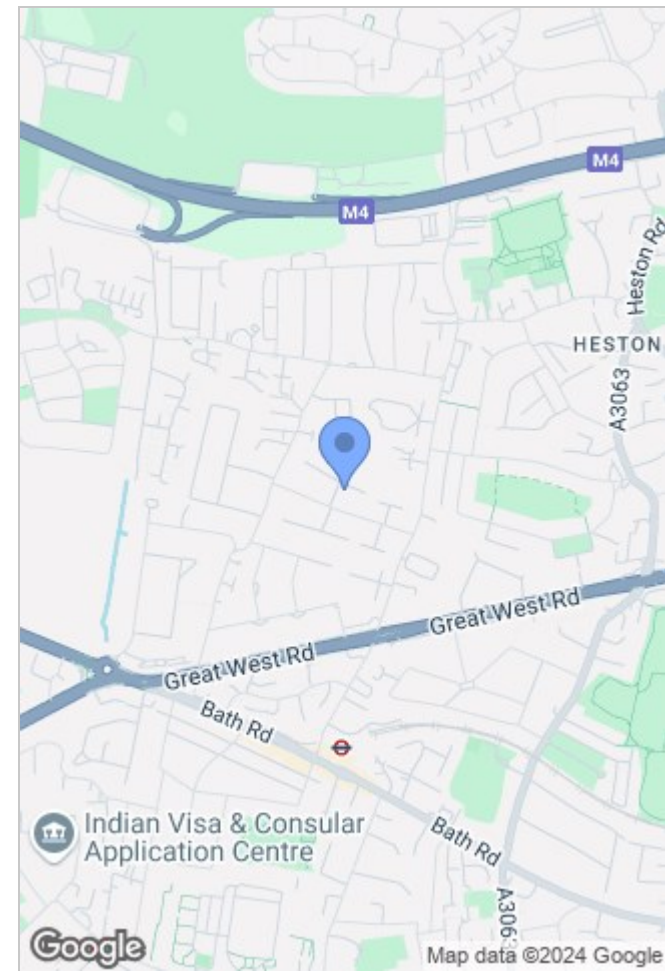
FIRST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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		78	79
	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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