



**St. Leonards Gardens, Heston, TW5 9DH**  
**Guide Price £525,000**

**DBK**  
ESTATE AGENTS





Nestled on this no through road, this semi-detached home is ripe with potential (stpp) and comes with No Onward Chain.

The property spans approximately 856 sq.ft, providing well-proportioned space for living and and presents an exceptional opportunity for renovation and expansion (subject to planning permission).

Inside, the house features three well-sized bedrooms, two reception rooms, a kitchen and family bathroom with a separate WC.

Externally, the property boasts a lengthy rear garden with side gated access. The front garden adds to the property's curb appeal and includes off-street parking.

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.



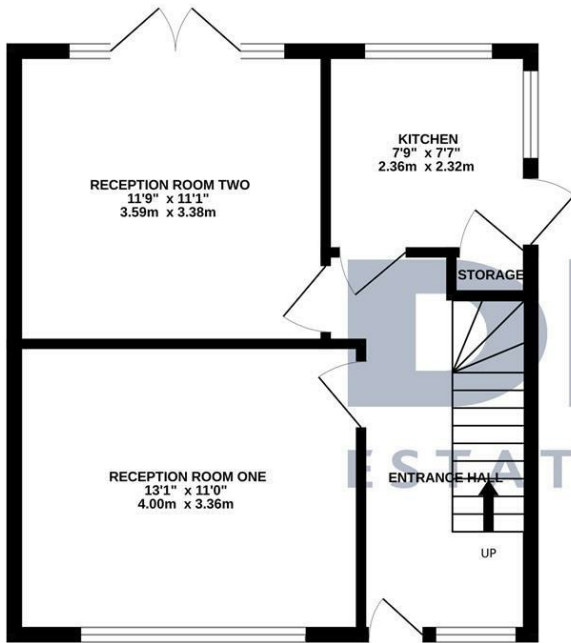
## Key Features

- No Onward Chain
- Semi-Detached Property Circa 856 Sq.Ft
  - In Need of Modernisation
  - Scope for Development (stpp)
    - Three Bedrooms
      - Kitchen
    - Two Reception Rooms
  - Family Bathroom with Sep. WC
- Lengthy Rear Garden with Side Gated Access
- Front Garden with Off Street Parking

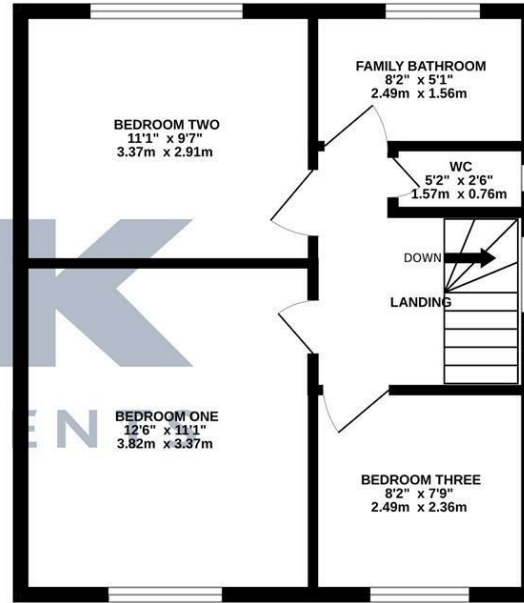




GROUND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.

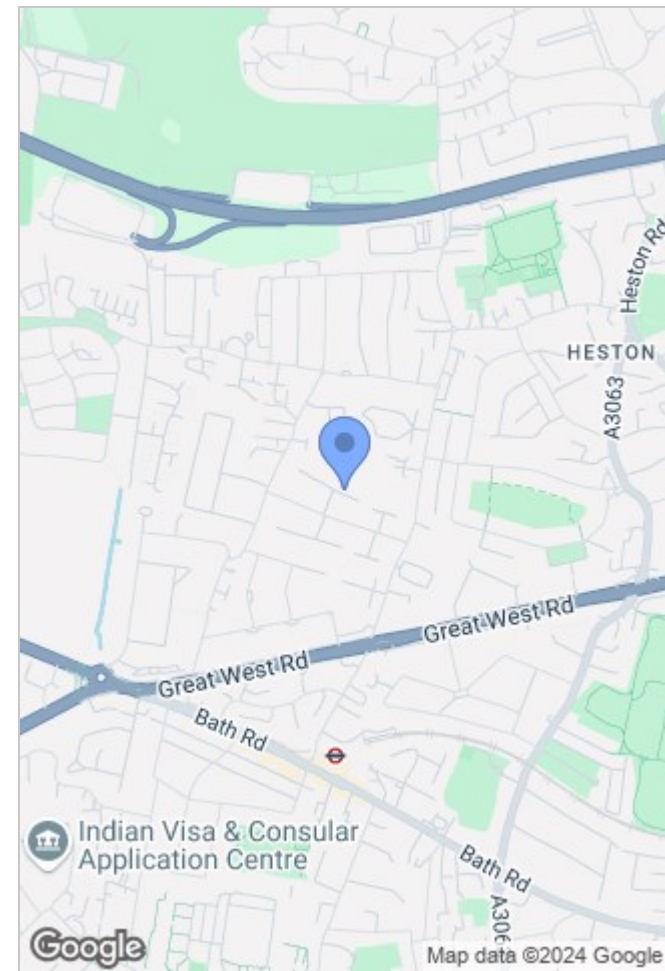


1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.6 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			88
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	