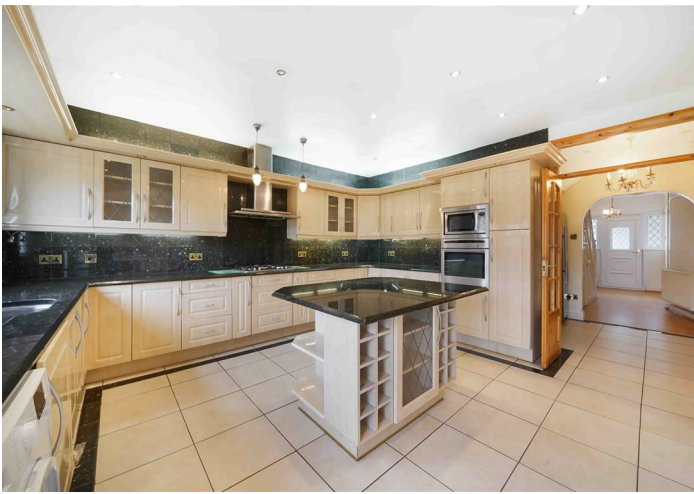




**Burns Way, Heston, TW5 9BL**  
**Guide Price £875,000**

**DBK**  
ESTATE AGENTS



## **Burns Way, Heston, TW5 9BL**

### **Guide Price £875,000**

Presenting this spacious and well-appointed double-fronted semi-detached home offered with NO ONWARD CHAIN and situated in a highly sought-after location.

This charming property provides ample living space and has the potential for further development (subject to planning permission), making it ideal for growing families or those looking to personalise their home.

Upstairs, you will find five generously sized bedrooms and a family bathroom offering plenty of space for relaxation and comfort. The ground floor boasts a large through lounge, perfect for entertaining, leading to a modern extended kitchen/diner with ample natural light. Additionally, there is a study room for those working from home, as well as a ground floor shower room/ WC for added convenience.

Externally, the property features a lengthy rear garden complete with a brick outbuilding offering versatile usage options and a front garden with off-street parking for multiple vehicles.

Located in the leafy and picturesque village of Heston, the property 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
- Sought After Location
- Double Fronted Semi-Detached Home
- Further Scope for Development (stpp)
  - Five Bedrooms
  - Through Lounge
- Extended Kitchen/ Diner
  - Study Room
- Family Bathroom + Ground Floor Shower Room/ WC
- Lengthy Rear Garden with Brick Out Building + Front Garden with Off Street Parking



# Burns Way, TW5 9BL

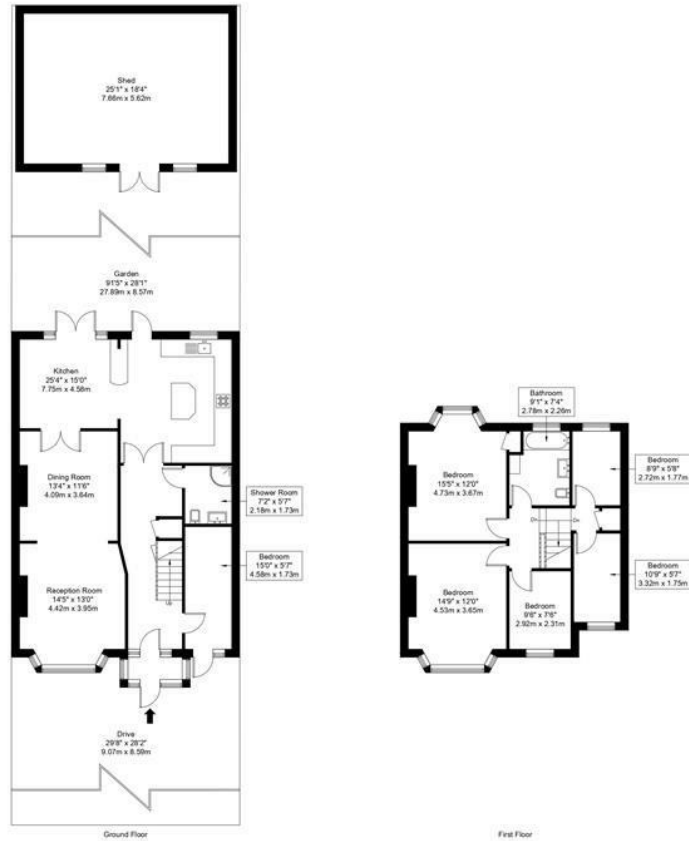
Approx Gross Internal Area = 160.51 sq m / 1728 sq ft

Garden = 239.02 sq m / 2573 sq ft

Drive = 73.38 sq m / 790 sq ft

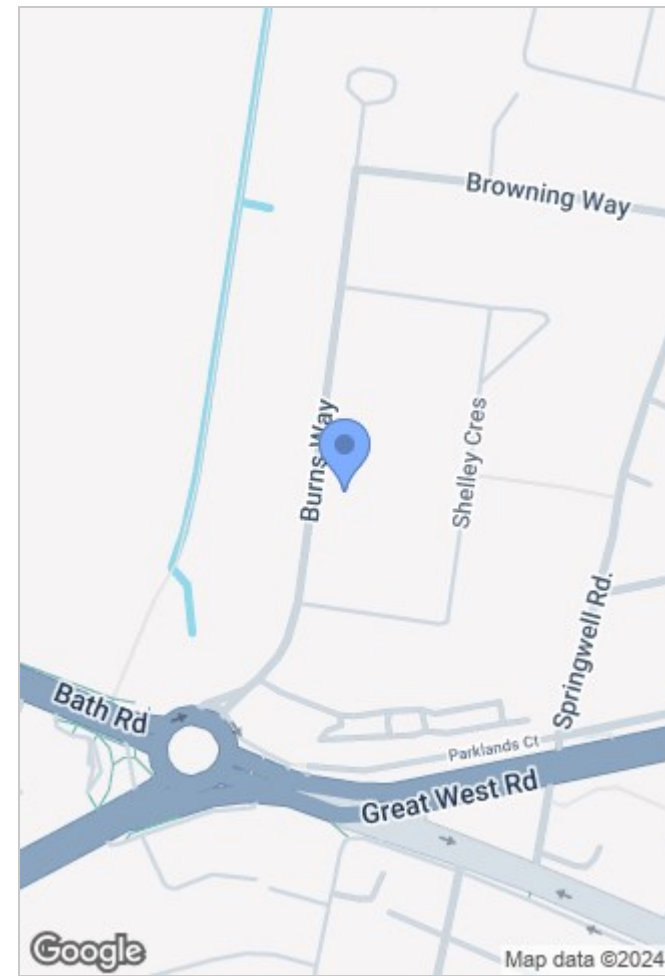
Shed = 43.05 sq m / 463 sq ft

Total = 515.96 sq m / 5554 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	
(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	