



**Avenue Gardens, Cranford, TW5 9RF**  
**Guide Price £585,000**

**DBK**  
ESTATE AGENTS



Located on a prominent no-through road, this semi-detached home offers both comfort and exciting potential for expansion (subject to planning permission), with scope for a double-storey side extension and more as well as NO ONWARD CHAIN!

Inside, the home features three bedrooms, two welcoming reception rooms, a kitchen and a shower room with a separate WC, creating a flexible layout for family living.

The exterior boasts a lengthy rear garden with side access and a large shed, perfect for additional storage or workspace. The front garden provides off-street parking and leads to a convenient garage.

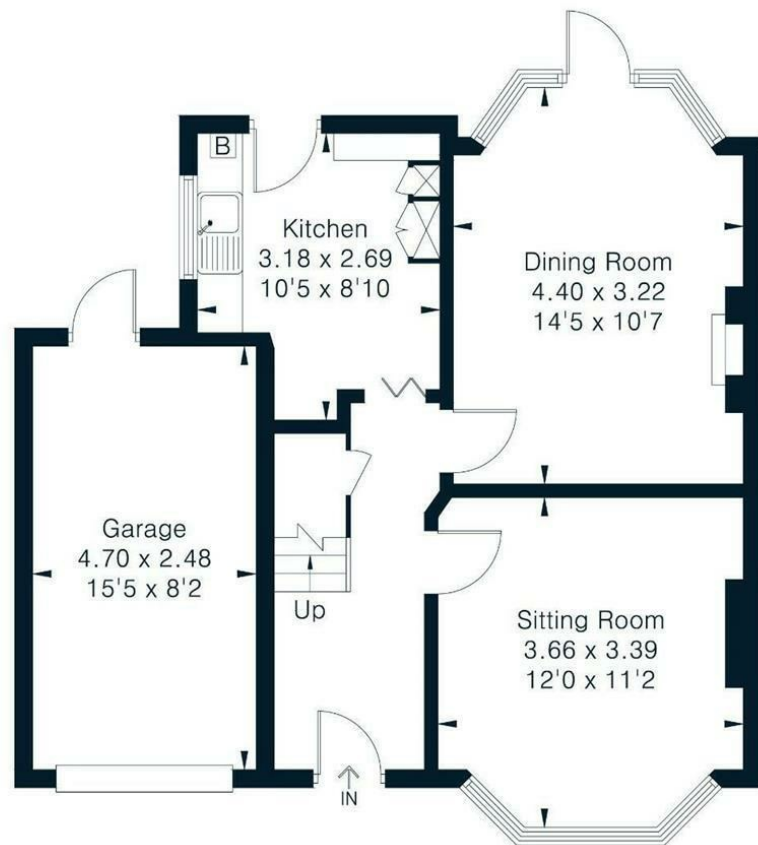
Situated a stones throw away from the M4, A4, A30 and A312 the property is ideally sited with ease of access to all neighbouring towns and The City. In addition, London Heathrow Airport, Hatton Cross and Hounslow West Underground Stations can be found less than a mile away for those commuting to work amongst reputable schools and local amenities on your door step.

## Key Features

- **Prominent No Through Road**
  - **No Onward Chain**
- **Scope for Double Storey Side Extension + More (stpp)**
- **Semi-Detached Home**
  - **Three Bedrooms**
  - **Two Reception Room**
    - **Kitchen**
  - **Shower Room with Sep. WC**
- **Lenghty Rear Garden with Side Access + Large Shed**
- **Front Garden for Off Street Parking + Garage**



Avenue Gardens  
Approximate Area = 81.57 sq m / 878.01 sq ft  
Garage Area = 11.66 sq m / 125.50 sq ft  
Total Area = 93.23 sq m / 1003.51 sq ft

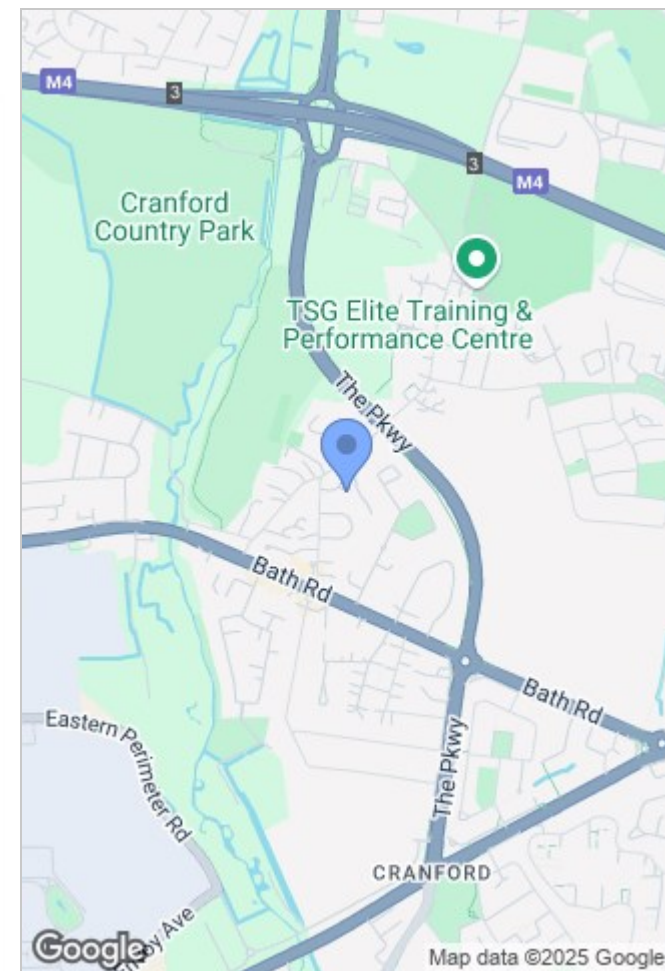


Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 81        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         | 64        |
| (55-68) D                                   |         |           |
| (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        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         | 64        |
| (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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