

Sonia Gardens, Heston, TW5 0LZ
Guide Price £645,000

DBK
ESTATE AGENTS



This delightful DETACHED bungalow presents an excellent opportunity with NO ONWARD CHAIN and scope for future expansion or DEMOLITION and NEW BUILD SINGLE DWELLING or MULTIPLE UNITS (subject to planning permission).

The property boasts two-bedrooms, a spacious reception room alongside a dedicated dining area, a well-equipped kitchen and a family bathroom which completes the interior layout.

Externally, the bungalow benefits from rear and side gardens, offering plenty of outdoor space for leisure and potential development. A front garden with off-street parking adds to the home's convenience.

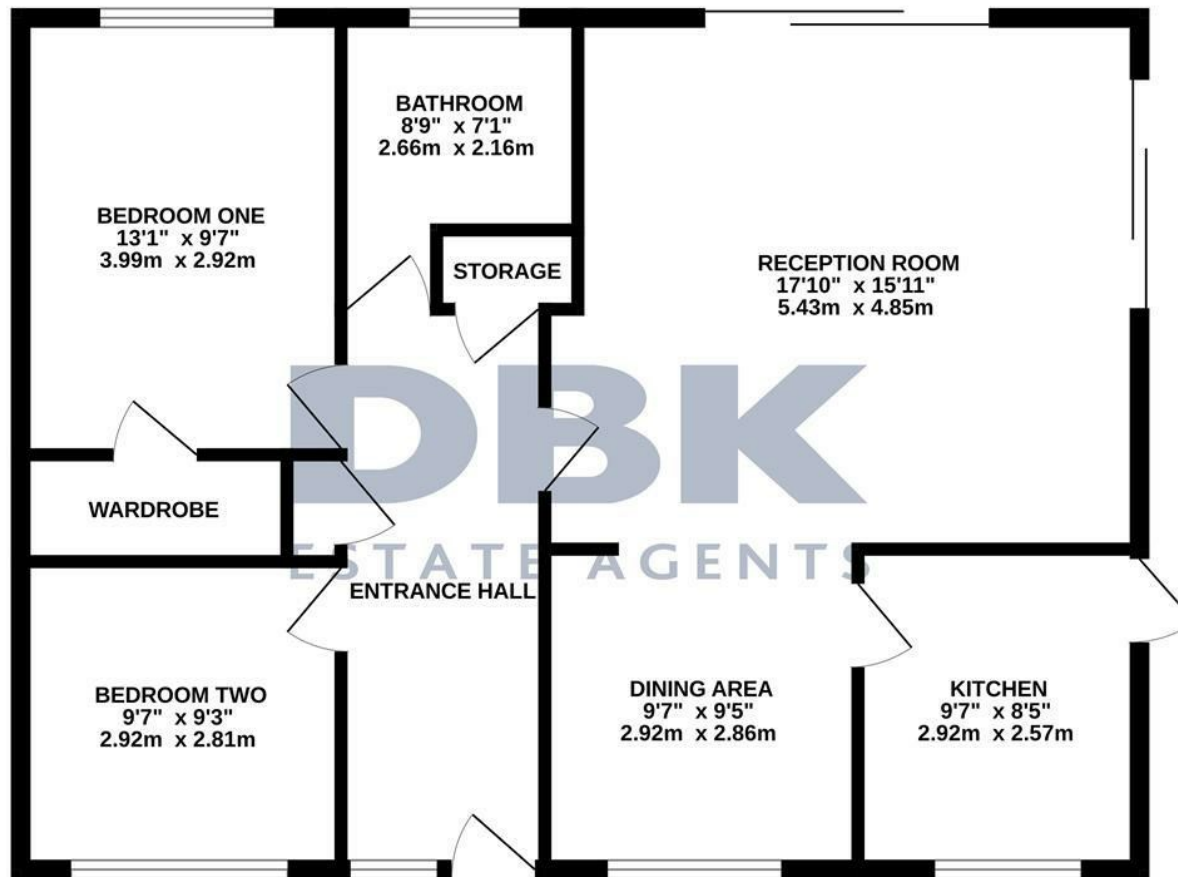
Sited within close proximity to local amenities including Sainsbury's Local and reputable schools; including Westbrook Primary School and bus links to Heathrow Airport and Hounslow Town Centre. In addition, for those working in The City, Hounslow West Underground Station is within a short distance which is served by the Piccadilly Line. The property also provides excellent access to both the M4 and M25 and is within the catchment area of outstanding Primary schools and Secondary schools.

Key Features

- Detached Bunaglow
- Development Potential (STPP) -
DEMOLITION and NEW BUILD SINGLE
DWELLING or MULTIPLE UNITS
- No Onward Chain
- Two Bedrooms
- Large Reception Room
 - Dining Area
 - Kitchen
- Family Bathroom
- Rear + Side Gardens
- Front Garden for Off Street Parking

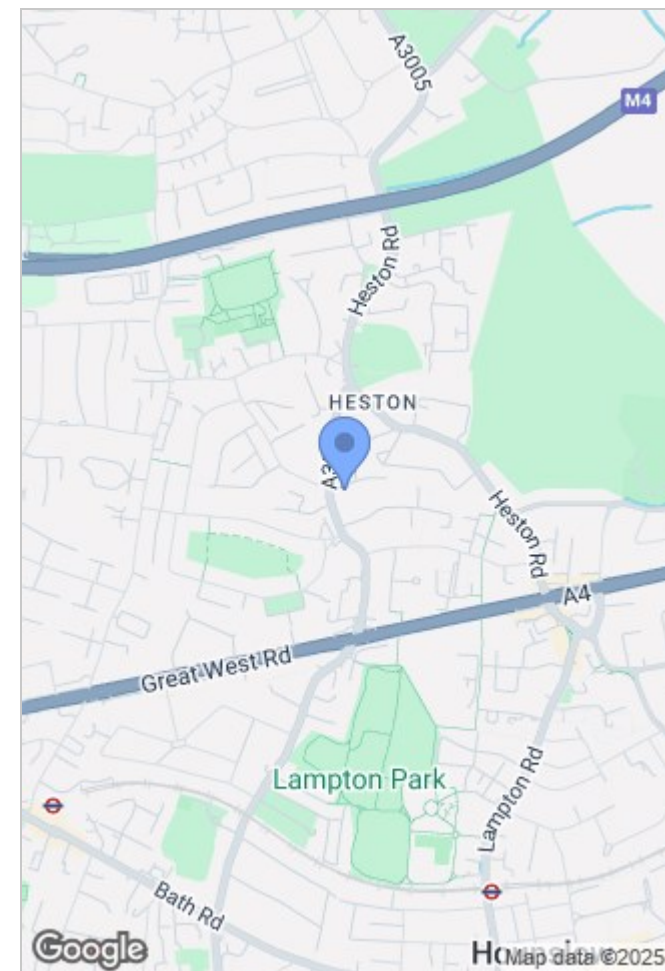


855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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		84
(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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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