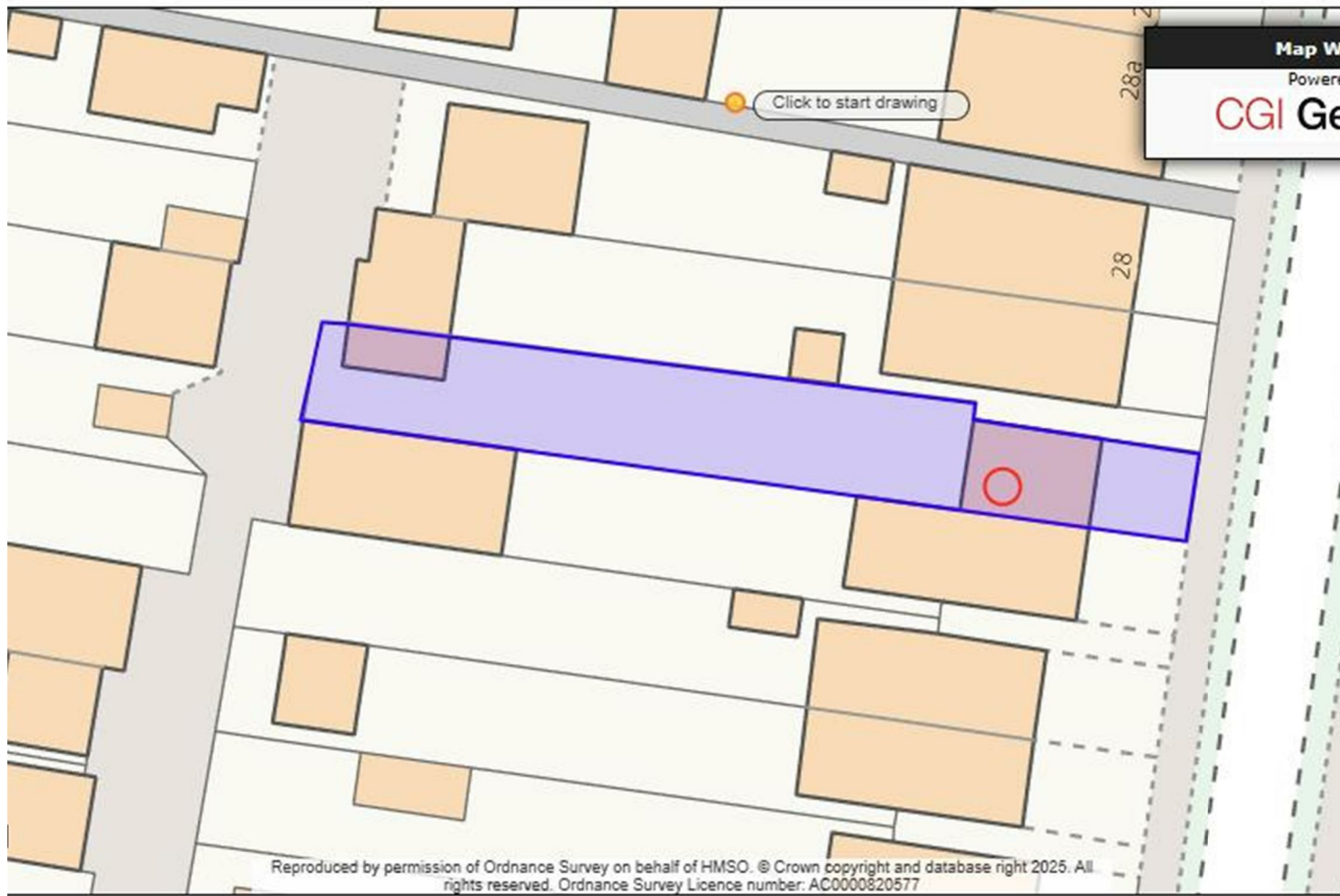
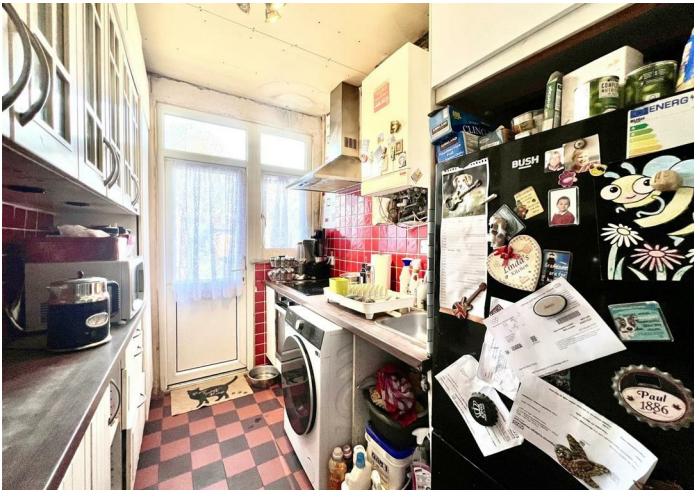




**The Warren, Heston, TW5 0JN**  
**Guide Price £575,000**

**DBK**  
ESTATE AGENTS





Set on a generous plot with a wealth of development opportunity (STPP) and offering approximately 1,025 sq.ft of living space.

PLANNING PREVIOUSLY GRANTED FOR - Erection of a rear roof extension incorporating hip to gable conversion and two front roof windows to the house. Ground floor rear extension 6 metres.

This charming semi-detached home offers three bedrooms, two bright and versatile reception rooms, a well-proportioned kitchen, and a modern family bathroom with a separate WC.

The rear of the property boasts an impressive garden extending to around 200 ft, providing ample space for outdoor living or future extensions, there is also convenient side gated access. A garage with rear vehicle access adds further functionality, while the front garden presents the potential for off-street parking.

Set within walking distance to an ample array of local amenities. Reputable schools such as Westbrook Primary, Springwell Infant & Nursery and Heston Community School can all be found within a short walk as well as Lampton School a DfE Outstanding Academy. For those commuting into The City there are direct transport links to Osterley & Hounslow West Underground Stations serving Piccadilly Line as well as the A4 and M4 being a stone throw away from the property.



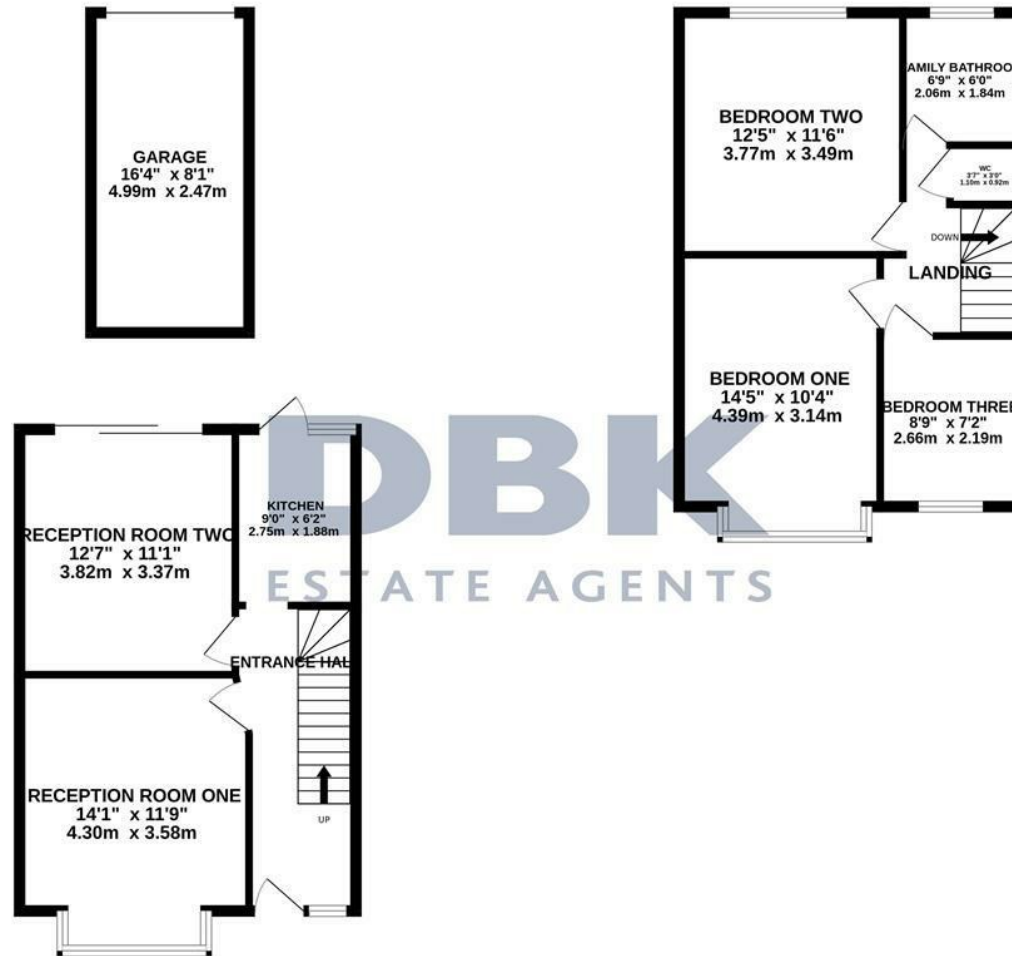
## Key Features

- **Wealth of Development Opportunity (stpp)**
  - **Semi- Detached Home**
    - **Three Bedrooms**
    - **Two Reception Rooms**
    - **Kitchen**
  - **Modern Family Bathroom with Sep. WC**
- **Approx. 200 Ft Rear Garden with Side Gated Access**
  - **Garage with Rear Vehicle Access**
- **Front Garden with Potential for Off Street Parking**
  - **Circa 1,025 Sq.Ft**



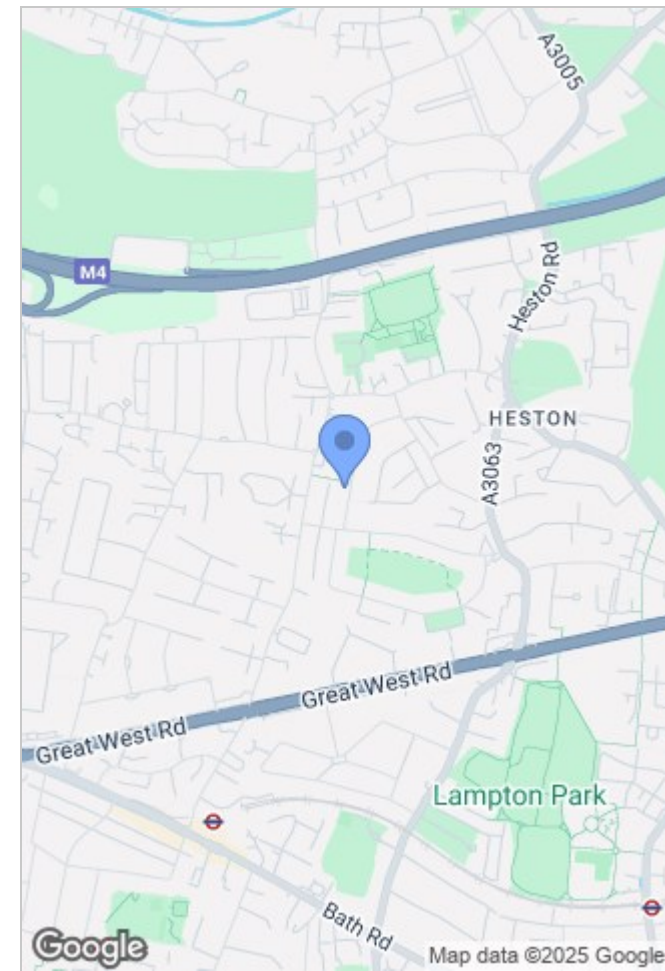
GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.3 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		
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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