



**Clark Way, Heston, TW5 9EG**  
**Guide Price £485,000**

**DBK**  
ESTATE AGENTS





## Clark Way, Heston, TW5 9EG

### Guide Price £485,000

This recently refurbished and well-presented terraced home offers stylish and comfortable living with excellent potential to extend (subject to planning permission).

The property features three bedrooms and a beautifully designed open-plan ground floor that creates a bright, spacious feel throughout.

The modern kitchen comes fully equipped with integrated appliances, flowing seamlessly into a reception room with a dedicated dining area. A chic family bathroom adds to the home's contemporary appeal.

Outside, you'll find a well-manicured rear garden perfect for relaxing or socialising, while the brick-paved front garden provides convenience and access to on-street parking. Additional benefits include ample internal storage and a garage located in a nearby block.

This property is sited moments away from excellent nearby transport links such as Hounslow West Underground Station connecting commuters to The City as well as local bus links providing transport to neighbouring towns and Heathrow Airport. Furthermore, it is conveniently located to an array of local amenities. For motorists the A4/M4 can be found within proximity. Reputable schools such as Springwell School, Heston Community School, Berkeley Academy and Westbrook Primary can be found nearby.



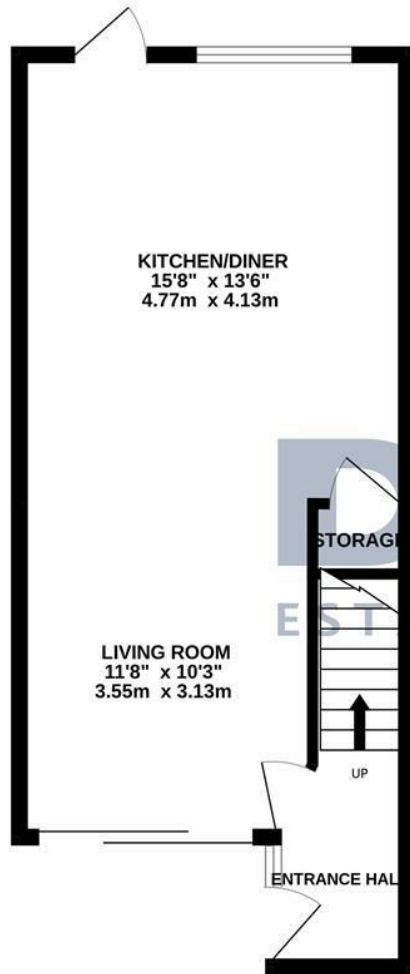
## Key Features

- Recently Refurbished + Well Presented Throughout
- Terrace Property with Potential to Extend (stpp)
  - Three Bedrooms
  - Open Plan Ground Floor
- Modern Kitchen with Integrated Appliances
- Reception Room with Dining Area
  - Chic Family Bathroom
  - Well Manicured Rear Garden
- Brick Paved Front Garden with On Street Parking
- Ample Storage + Garage in Block

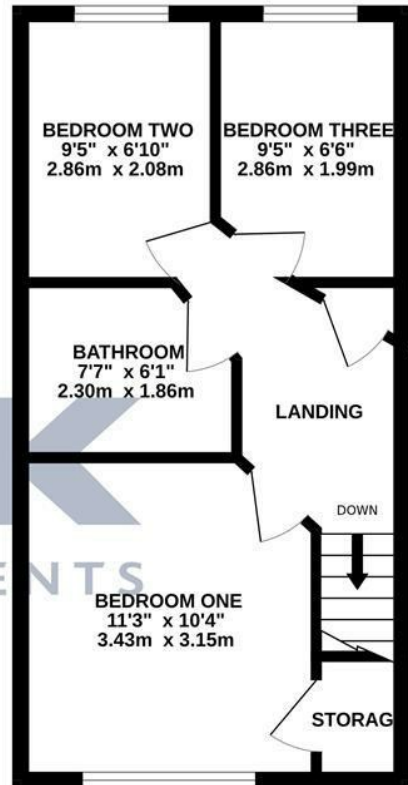




GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.

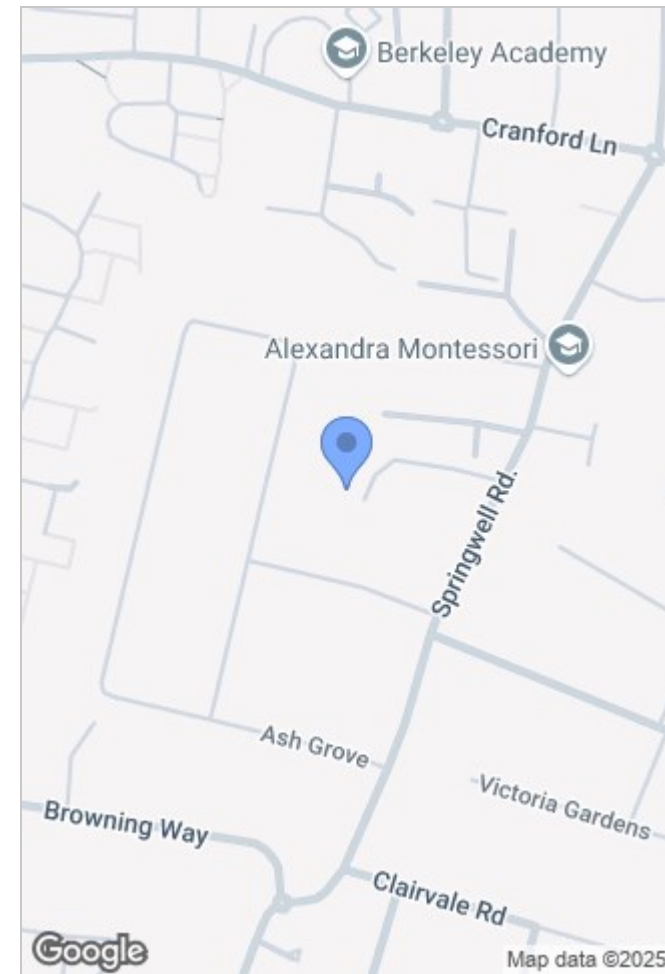


1ST FLOOR  
357 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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		89
(81-91) B		
(69-80) C	76	
(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		