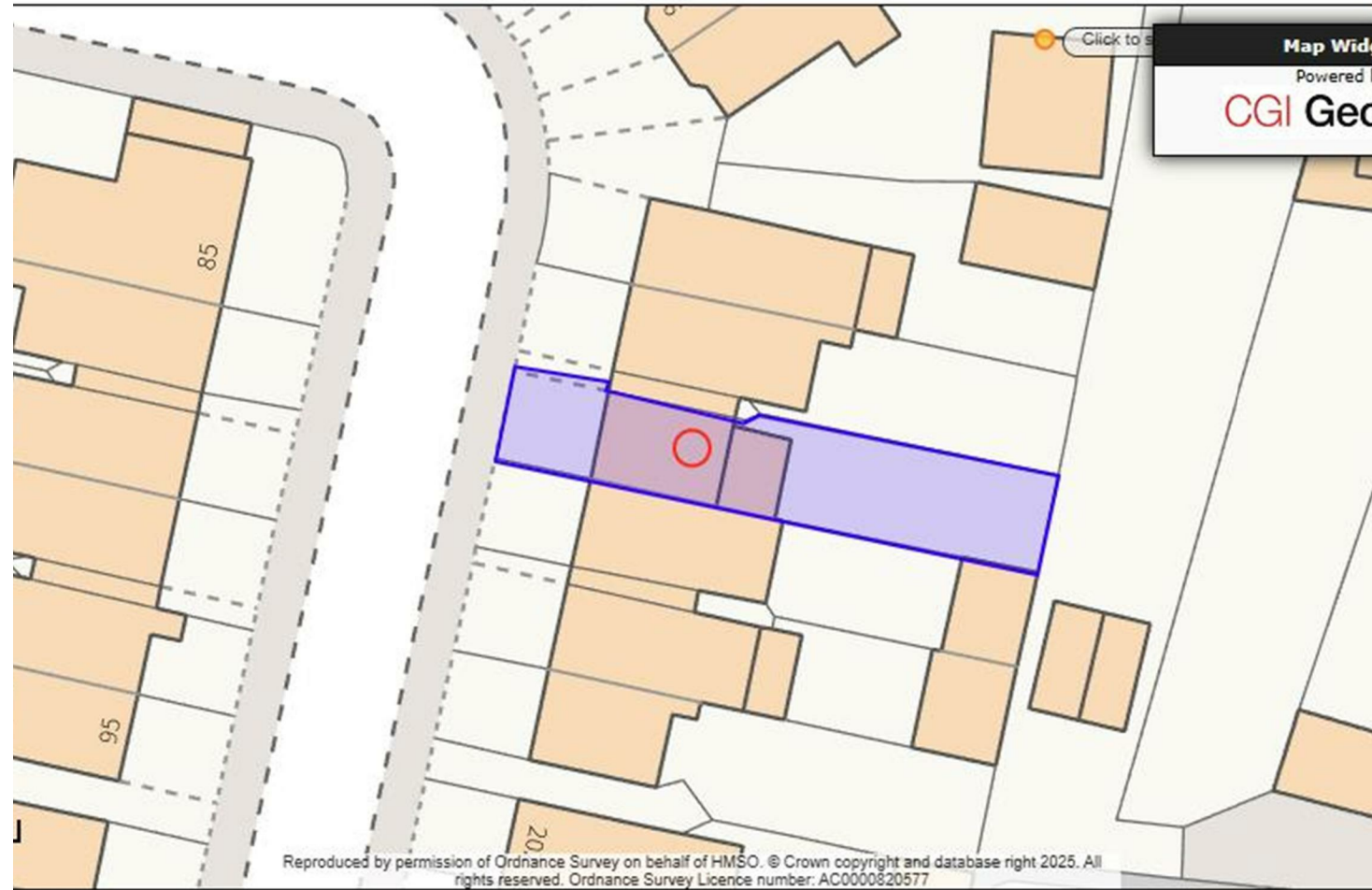




**Ash Grove, Heston, TW5 9DT**  
**Guide Price £514,500**

**DBK**  
ESTATE AGENTS





This spacious terrace home is brimming with potential and provides the perfect blank canvas for buyers with No Onward Chain.

Featuring larger-than-average first floor rooms, the home also offers exciting scope for further development, subject to planning permission.

The current layout includes three DOUBLE bedrooms, two generous reception rooms, a kitchen, a family bathroom, and a conservatory. Outside you'll find a rear garden with side gated access and a front garden with off-street parking.

Located in the leafy and picturesque village of Heston, it 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

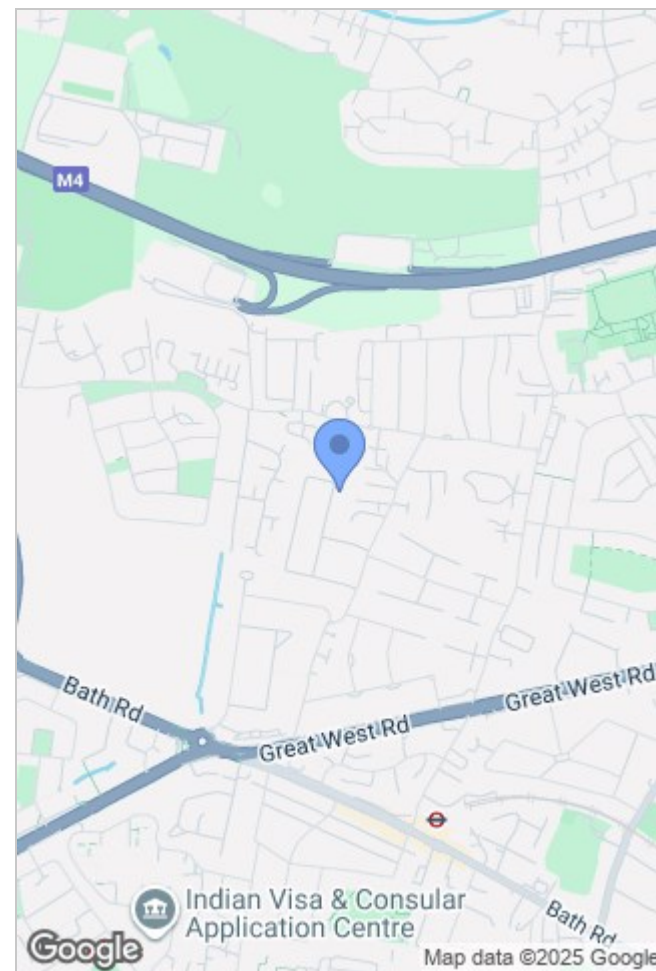
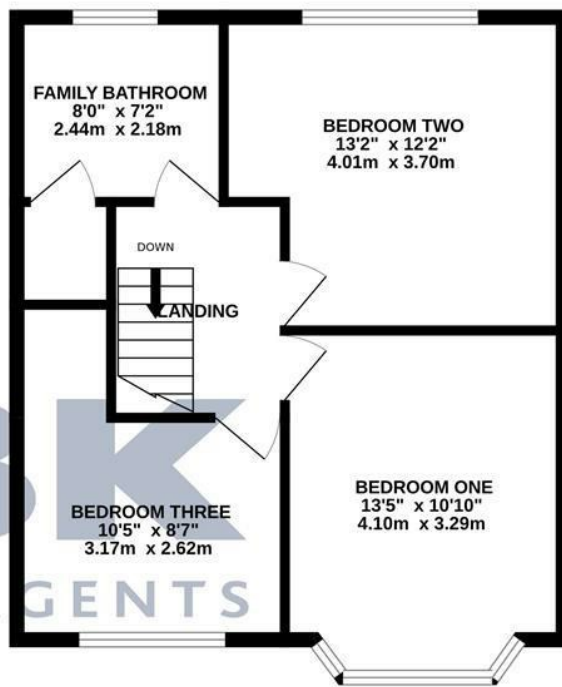
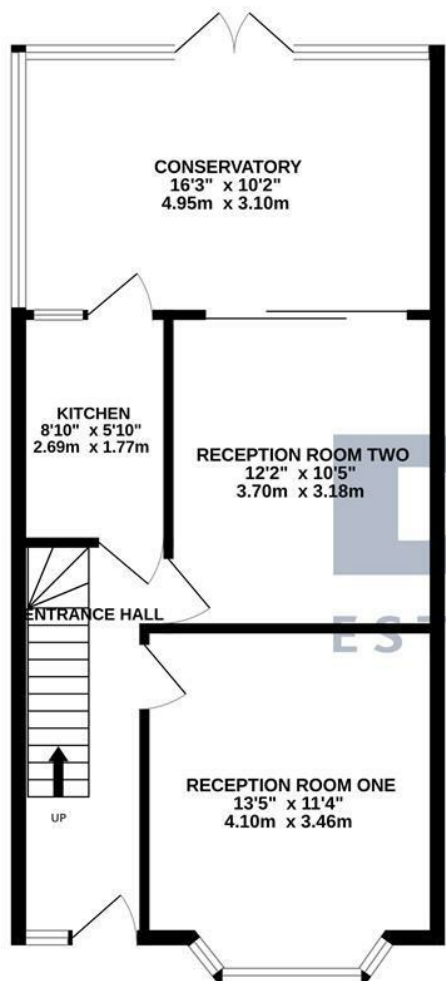
- No Onward Chain
- In Need of Complete Modernisation + Larger First Floor Rooms
- Further Scope for Development (stpp)
  - Three Double Bedrooms
  - Two Reception Rooms
    - Kitchen
    - Family Bathroom
    - Conservatory
- Rear Garden with Side Gated Access
- Front Garden with Off street Parking





GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.

1ST FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

166 Heston Road, Heston, Middlesex, TW5 0QU  
Tel: 0208 570 4848  
Email: heston@dbkestates.com  
www.dbkestates.com