



**Cranford Lane, Heston, TW5 9JD**  
**Guide Price £535,000**

**DBK**  
ESTATE AGENTS



A vastly extended semi-detached property sprawling circa 1,331 sq.ft with No Onward Chain and achieving a gross annual income of £22,800.

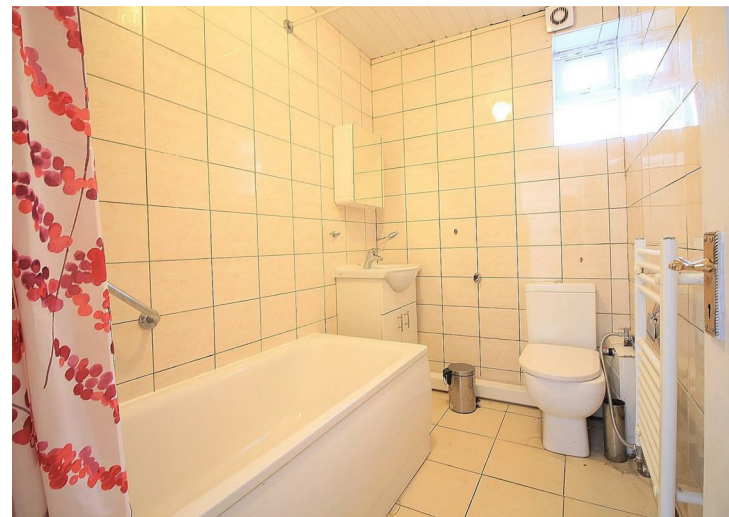
**\*\*The images shown in the advertisement are of when the property was vacant, the property is now rented out therefore the images are not a true reflection of the current furnished property\*\***

The property comprises of FIVE bedrooms, three reception rooms, a kitchen, two bathrooms, a further shower room/ WC and a lean to. The property further benefits from a rear garden, front garden and ON STREET PARKING.

Suitably located within easy access to bus links towards Hounslow West Station, London Heathrow Airport and Hounslow Town Centre as well as being sited within walking distance to local reputable schools such Berkeley Academy and Cranford Community College. Well regarded local amenities can also be found within a short walk on Vicarage Farm Road and Brabazon Road as well as leisure facilities on New Heston Road. For motorists the A4/ M4 are easily accessible connecting you to neighbouring towns.

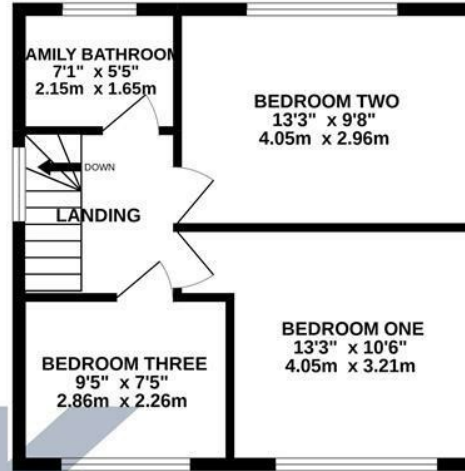
## Key Features

- No Onward Chain
- Extended Semi-Detached Property
  - Circa 1,331 Sq.Ft
  - Five Bedrooms
  - Three Bathrooms
- Three Reception Rooms
  - Kitchen
- Rear Garden with Side Access
- Front Garden + On Street Parking
- Gross Annual Rental Income £22,800



GROUND FLOOR  
920 sq.ft. (85.5 sq.m.) approx.

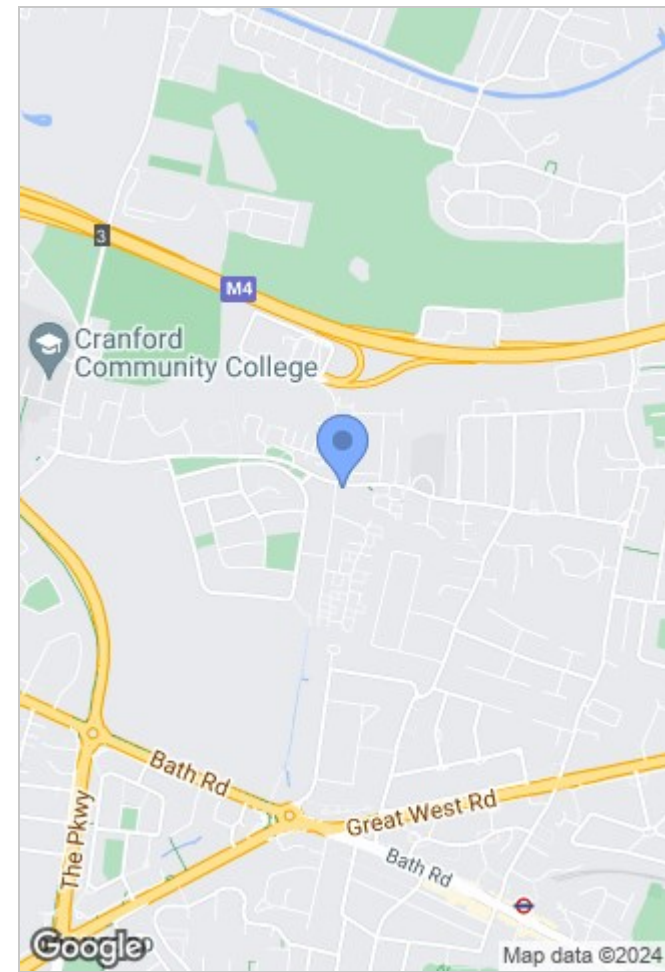
1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



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TOTAL FLOOR AREA: 1331 sq.ft. (123.7 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                             |                         | 60      | 75        |
|   | 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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