



Sutton Road, Heston, TW5 0PF
Guide Price £965,000

DBK
ESTATE AGENTS



Sutton Road, Heston, TW5 0PF Guide Price £965,000

This recently extended and meticulously modernised semi-detached family home encompassing circa 2,438 sq. ft. of luxurious living space and stands as a shining example of contemporary elegance.

With five bedrooms, including a master bedroom in the loft with an ensuite, it offers a spacious and flexible layout designed to cater to the modern family's needs. Bedroom five on the ground floor also has an ensuite shower room.

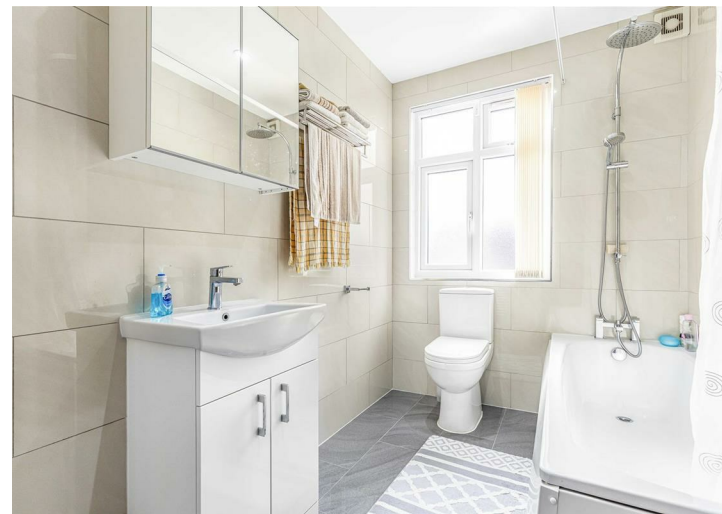
The centerpiece of this home lies in the brand-new sleek and meticulously extended kitchen. This space features integrated appliances and a chic breakfast island creating an inviting space that seamlessly blends aesthetics with functionality while the through lounge provides a versatile space for relaxation and gatherings.

The brand-new family bathroom suite adds a touch of luxury to your daily routines.

Step outside to discover an approximate 60 ft rear garden and a brick-built outbuilding, perfect for various uses. The property also features its own drive with ample off-street parking, ensuring convenience and security. Other benefits include under floor heating and CAT 6 cabling throughout with termination points in each bedroom and the through lounge.

Key Features

- Recently Extended + Modernised Throughout
 - Semi-Detached Family Home - Circa 2,438 Sq.Ft
- Five Bedrooms (Master + Ground Floor with Ensuite)
 - New Family Bathroom Suite
 - Through Lounge
- Brand Newly Extended + Fitted Kitchen with Integrated Appliances and Breakfast Island
- Cloakroom + Under Floor Heating + CAT 6 cabling throughout with termination points in each Bedroom and the Through Lounge
 - Approx. 60 Ft Rear Garden
 - Brick Built Outbuilding
- Own Drive with Ample Off Street Parking

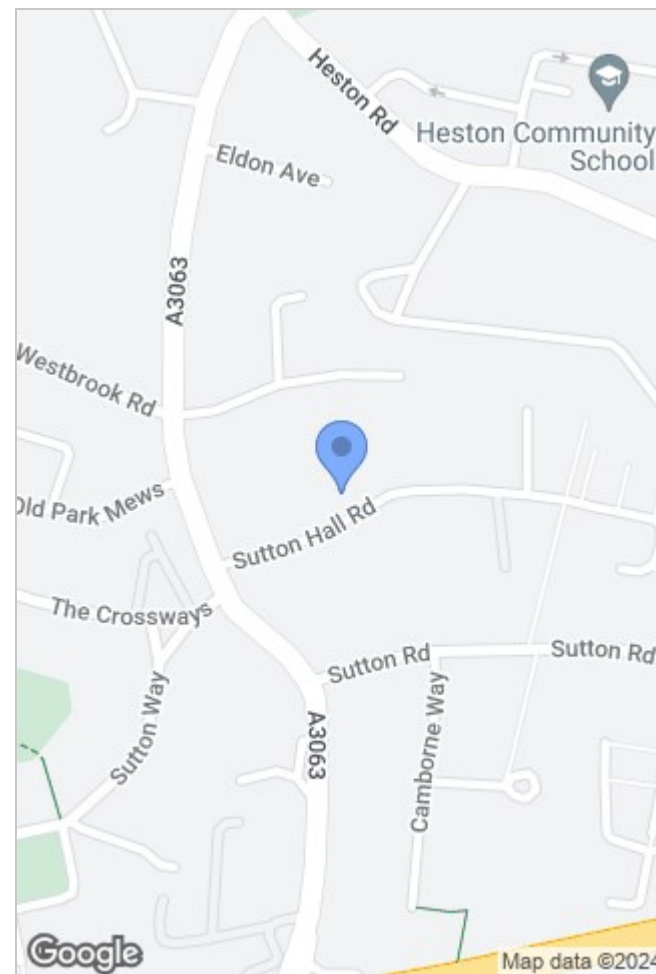


Sutton Road

Approximate Gross Internal Area = 1955 sq ft / 181.6 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 54 sq ft / 5 sq m
 Studio = 429 sq ft / 39.9 sq m
 Total = 2438 sq ft / 226.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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			
		71	81
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	