



**Beechcroft Close, Heston, TW5 9HW**  
**Guide Price £475,000**

**DBK**  
ESTATE AGENTS



This charming end-of-terrace property, offering approximately 979 square feet of living space, is available with No Onward Chain.

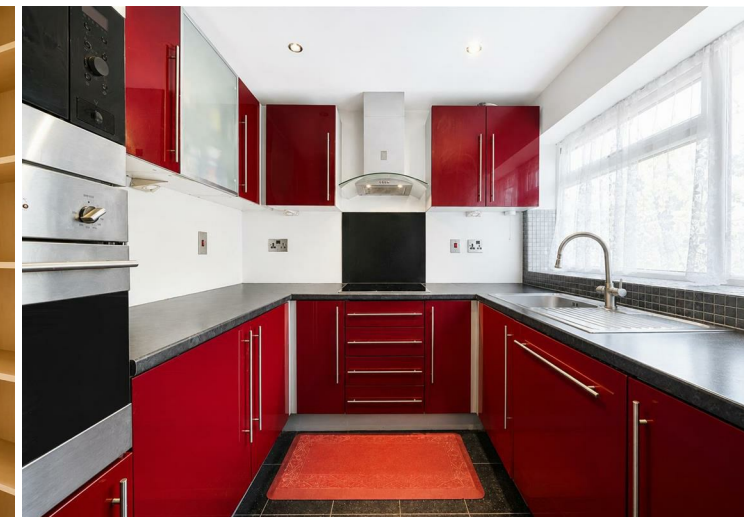
The home features three well-proportioned bedrooms, a spacious reception room, and a modern kitchen. A family bathroom is located on the upper floor, complemented by an additional ground floor shower room for added convenience.

The property benefits from a conservatory that provides extra living space and opens onto a well-maintained rear garden, complete with a shed and side gated access. A front garden enhances the property's curb appeal, while on-street parking is available for residents.

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 Springwell School, Heston Community School, Berkeley Academy and Westbrook Primary can be found nearby.

## Key Features

- No Onward Chain
- End of Terrace Property Circa 979 Sq.Ft
  - Three Bedrooms
  - Large Reception Room
  - Modern Kitchen
- Family Bathroom + Ground Floor Shower Room
  - Conservatory
- Rear Garden with Shed + Side Gated Access
  - Front Garden
  - On Street Parking

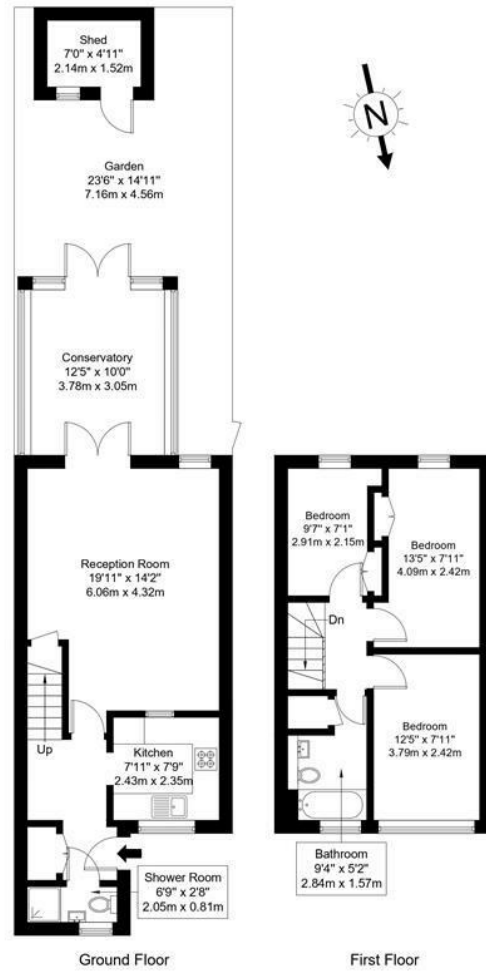


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Approx Gross Internal Area = 87.6 sq m / 943 sq ft

Shed = 3.3 sq m / 36 sq ft

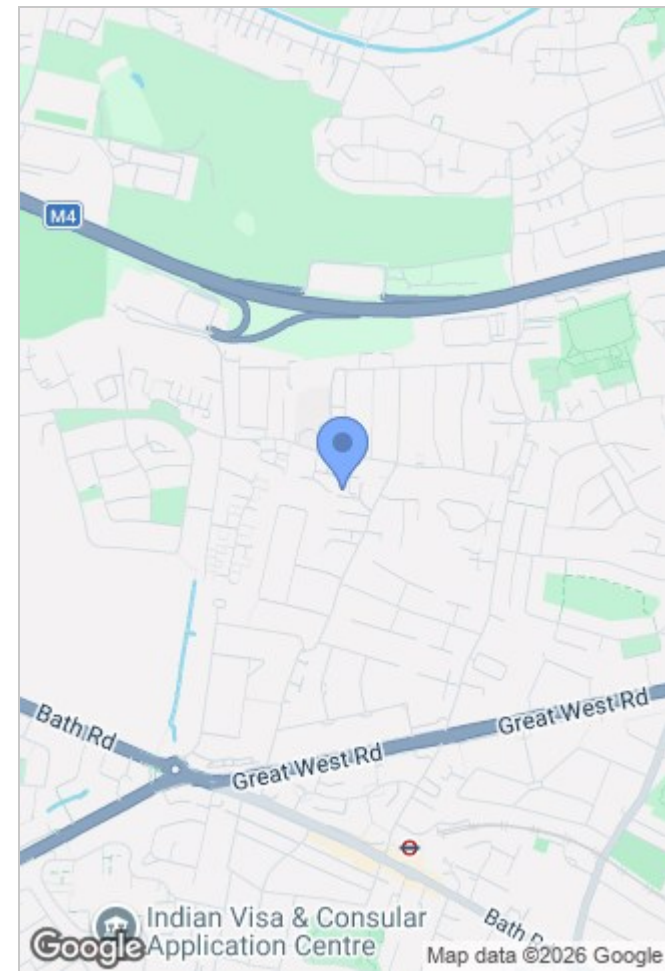
Total = 90.9 sq m / 979 sq ft



Ref :

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 83        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 55                      |           |
| (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   |  |                         | 83        |
| (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 |           |