



New Heston Road | Hounslow | TW5 0LG

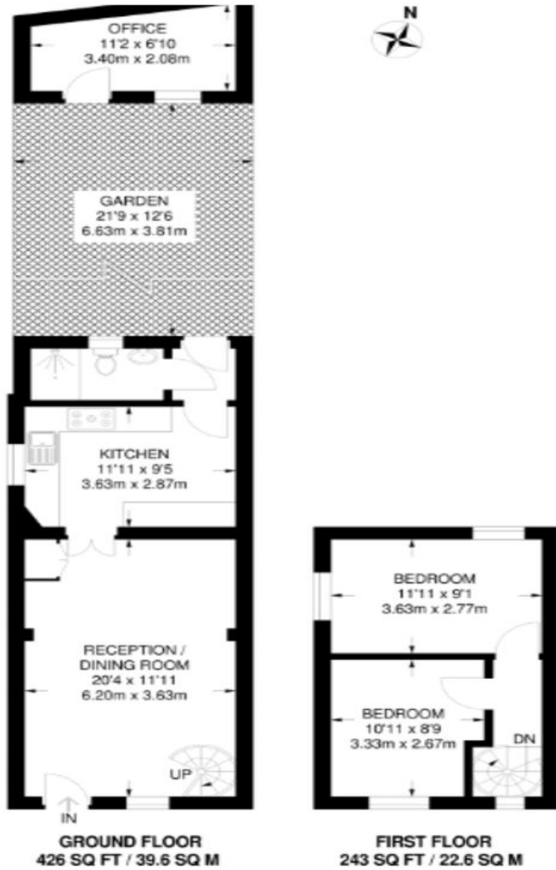
Located in the heart of Heston (TW5), this two-bedroom semi-detached home is offered chain free and presents a fantastic opportunity for homeowners and investors alike.

The ground floor features a bright reception room, a modern refurbished kitchen, a family bathroom, and a private garden with a useful office space. Upstairs comprises two spacious double bedrooms. Ideally situated close to local amenities, schools, and excellent transport links, including Hounslow West (Piccadilly Line) with direct access to Central London and Heathrow Airport. There is also easy access to the A4/M4.

With potential to extend (STPP) and an estimated rental income of £2,200 pcm, this is a great investment opportunity. Guide price £485,000.

£469,950

- Chain-free 2-bed semi in Heston (TW5)
- Reception room, modern kitchen, bathroom & garden with office
- Two double bedrooms
- Close to Hounslow West & Heathrow Airport
- £2,200 pcm potential, £485k, scope to extend (STPP)



APPROXIMATE GROSS INTERNAL AREA
669 SQ FT / 62.2 SQ M
OFFICE = 72 SQ FT / 6.7 SQ M
TOTAL = 741 SQ FT / 68.9 SQ M

This plan has been drawn for illustrative and identification purposes only.

Contact Details

137 Western Road
Southall
Middlesex
UB2 5HN

www.hiltons-estates.com
Harvin@hiltons-estates.com
02088679555

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements