



**Hanworth Road, Hounslow, TW3 3TU**  
**Offers In Excess Of £375,000**

**DBK**  
ESTATE AGENTS



Offered to the market with No Onward Chain, this terrace property presents an excellent opportunity for buyers seeking a well-located home with potential to enhance, subject to the necessary planning permissions.

The accommodation comprises two bedrooms, a reception room, and a kitchen/diner providing practical living space. The property also benefits from a ground floor family bathroom, offering convenience and functionality.

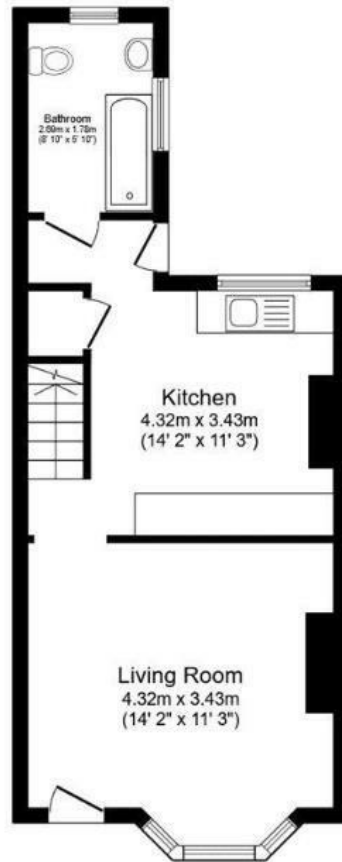
Externally, there is a rear garden ideal for outdoor use, along with a front garden and on-street parking.

This property is sited moments away from excellent nearby transport links such as Hounslow Overground Station and Hounslow Central Underground Stations connecting commuters to The City as well as local bus links providing transport to neighbouring towns. For motorists the A4/M4 can be found within proximity. Reputable schools such as The Heathlands School and Orchard Primary School can be found within walking distance.

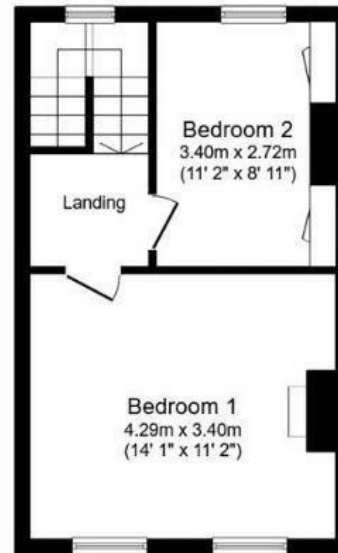
## Key Features

- No Onward Chain
- Terrace Property
- Scope for Development (stpp)
  - Two Bedrooms
  - Reception Room
  - Kitchen/ Diner
- Ground Floor Family Bathroom
  - Rear Garden
- Front Garden with On Street Parking
- Walking Distance to Hounslow Overground Station + Hounslow High Street





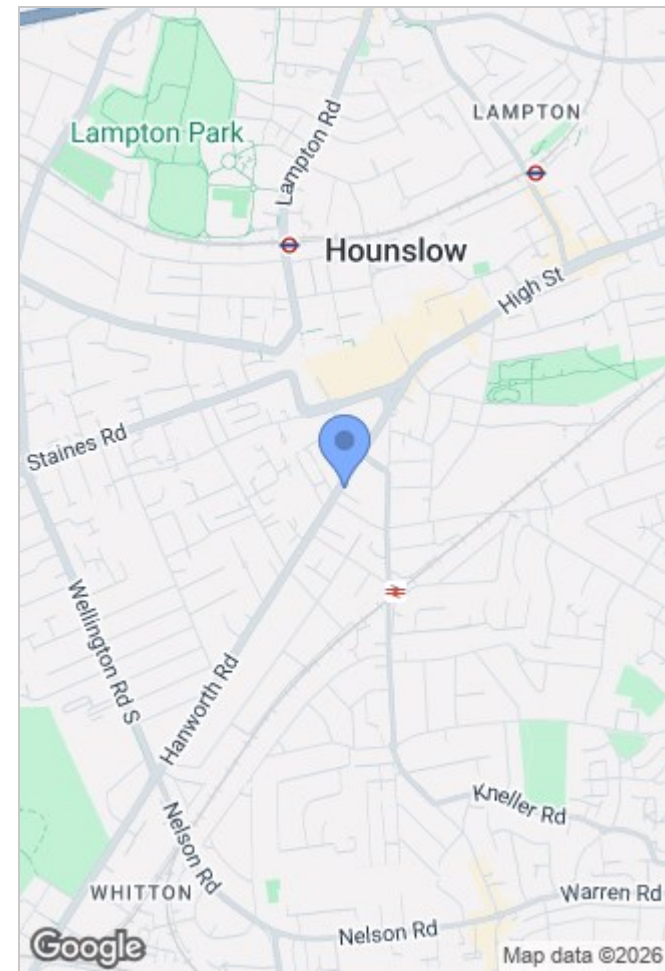
**Ground Floor**  
Floor area 39.2 m<sup>2</sup> (422 sq.ft.)



**First Floor**  
Floor area 31.6 m<sup>2</sup> (340 sq.ft.)

**TOTAL: 70.9 m<sup>2</sup> (763 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
		<b>89</b>
	<b>69</b>	
<b>England &amp; Wales</b>	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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	