

**Shaw
& Co**
ESTATE
AGENTS

OFFERS OVER

£925,000

Bath Road

Hounslow, TW3 3BU

**Shaw
& Co**

PROPERTY SUMMARY

Offered with no forward chain, this extended five-bedroom semi-detached home is located along one of Bath Road's most desirable, tree-lined sections in the heart of Hounslow. Perfect for families or investors, the property offers spacious and versatile living throughout, with excellent potential for further development.

The ground floor features a bright open-plan living and dining area, a fully fitted kitchen, a separate front reception room, a ground floor shower room, and an integrated garage. Upstairs, you'll find well-proportioned bedrooms, a family bathroom, and access to a loft that offers scope for conversion (STPP), potentially extending the property to six or seven bedrooms with three bathrooms.

Outside, the rear garden is larger than average and low maintenance, complemented by a substantial brick-built outbuilding with two spacious multi-use rooms and additional front storage. The front of the property includes a gated driveway with parking for up to four vehicles, along with a further side driveway for an additional car.

Situated within walking distance of Hounslow Central and Hounslow West Underground stations (Piccadilly Line), the property offers easy access to Central London and Heathrow Airport. Local amenities including high street shops, supermarkets, parks, reputable schools, and leisure facilities are all close by, making this an ideal location for convenient and connected living.

With ongoing regeneration in the area enhancing its appeal and long-term value, this is a fantastic opportunity to acquire a substantial home in one of West London's most connected and growing neighbourhoods. Early viewing is highly recommended.

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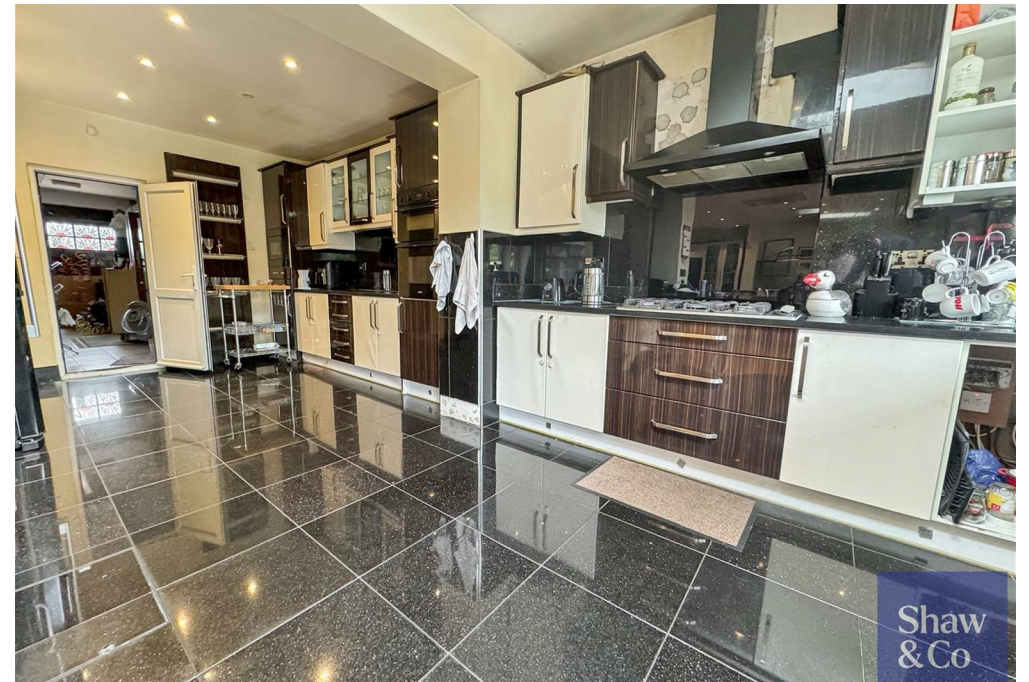


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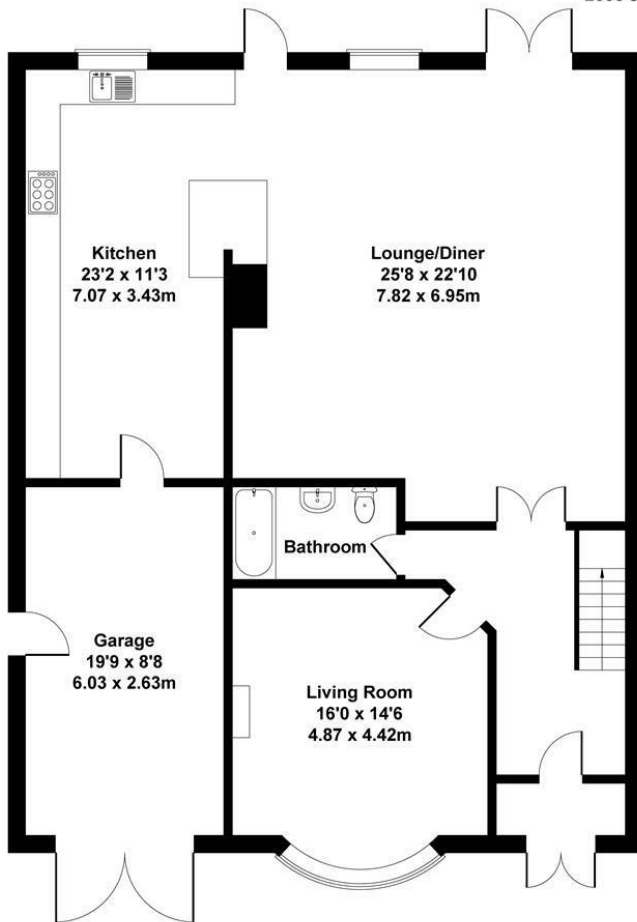
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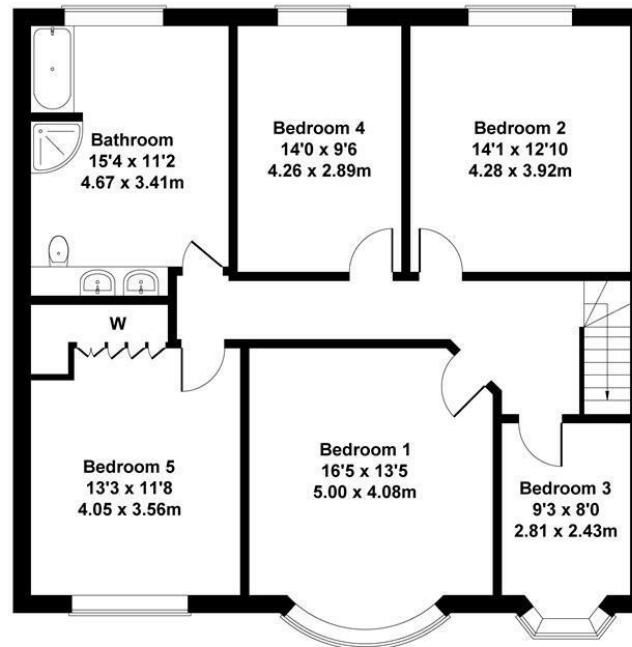


Bath Road

Approximate Gross Internal Area
2605 sq ft - 242 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

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LOCAL AUTHORITY

Hounslow

TENURE

Freehold

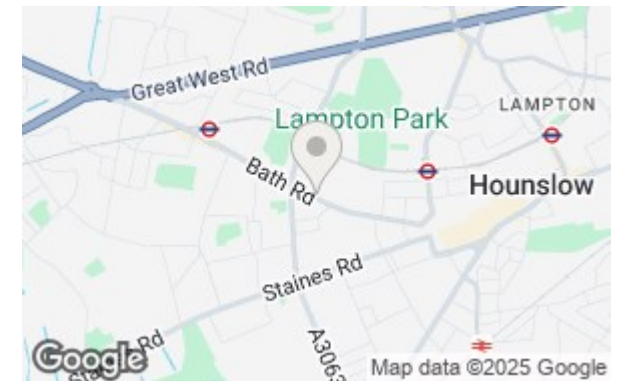
COUNCIL TAX BAND

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VIEWINGS

By prior appointment only

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 EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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