



**Beavers Lane, Hounslow, TW4 6EH**  
**Guide Price £547,500**

**DBK**  
ESTATE AGENTS



Offered with No Onward Chain, this extended semi-detached home was originally the show home for the development, and it still retains an impressive sense of space, comfort, and potential.

The property includes three bedrooms, two inviting reception rooms and a spacious extended kitchen/diner, perfect for modern family living and entertaining. A family bathroom on the first floor is complemented by a convenient ground floor shower room, adding flexibility for growing families.

Outside, the home features a rear garden with side gated access, a garage with vehicle access, and a front garden offering potential for off-street parking.

For those seeking room to grow, the property also presents further scope for a loft dormer conversion (STPP).

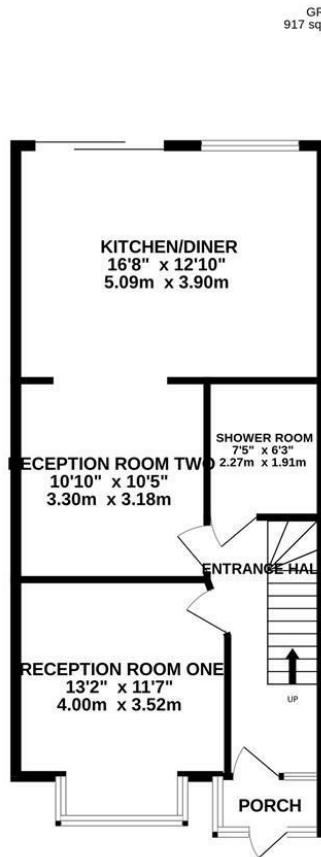
Appropriately sited within a short walk to the buzzing Hounslow West Bath Road this property does not lack amenities and transport links to London Heathrow Airport and Central London via Hounslow West Underground Station. The property also falls within the catchment for local reputable schools and for motorists the A4/ M4 can be found in a short drive.



## Key Features

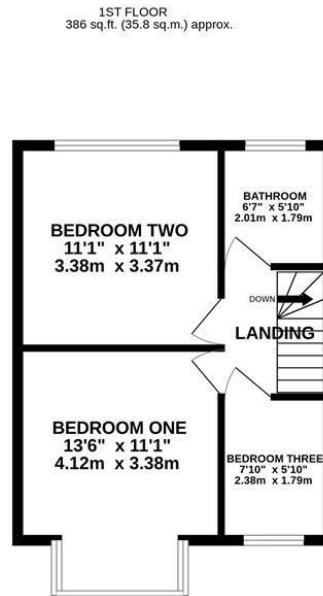
- No Onward Chain + Original Show Home
- Extended Semi-Detached Property
  - Three Bedrooms
  - Two Reception Rooms
  - Extended Kitchen/ Diner
- Family Bathroom + Ground Floor Shower Room
- Rear Garden with Side Gated Access
  - Garage with Vehicle Access
- Front Garden with Potential for Off Street Parking
- Further Scope for Loft Dormer Conversion (stpp)





# DBK

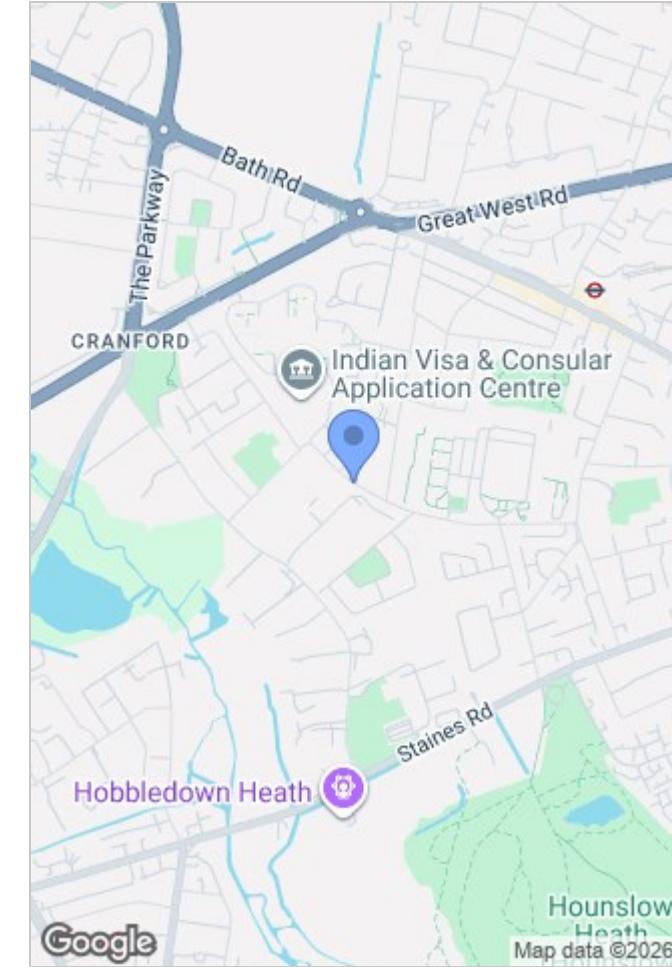
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TOTAL FLOOR AREA : 1303 sq.ft. (121.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| 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 |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |
| England & Wales                             |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| England & Wales   |   |         |           |