



**Ash Grove, Heston, TW5 9DT**  
**Guide Price £409,950**

**DBK**  
ESTATE AGENTS



Offered to the market with No Onward Chain and currently tenanted, generating an annual income of £17,700, this detached bungalow presents an excellent investment opportunity or potential future home.

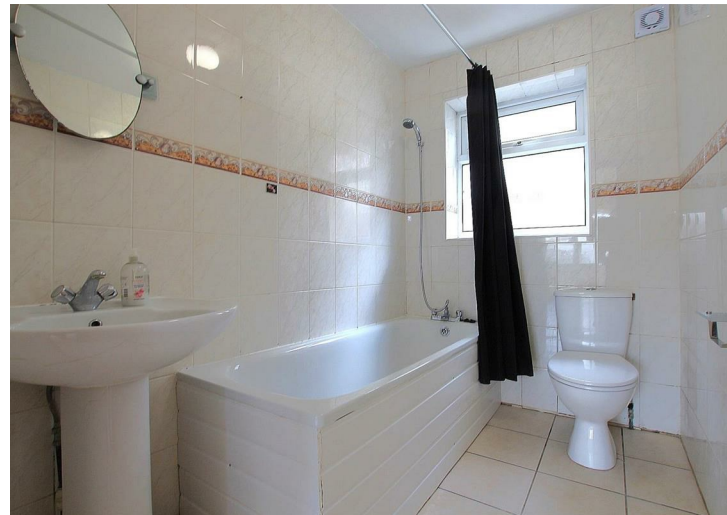
The property offers two double bedrooms, a spacious reception room, a fitted kitchen and a family bathroom/WC.

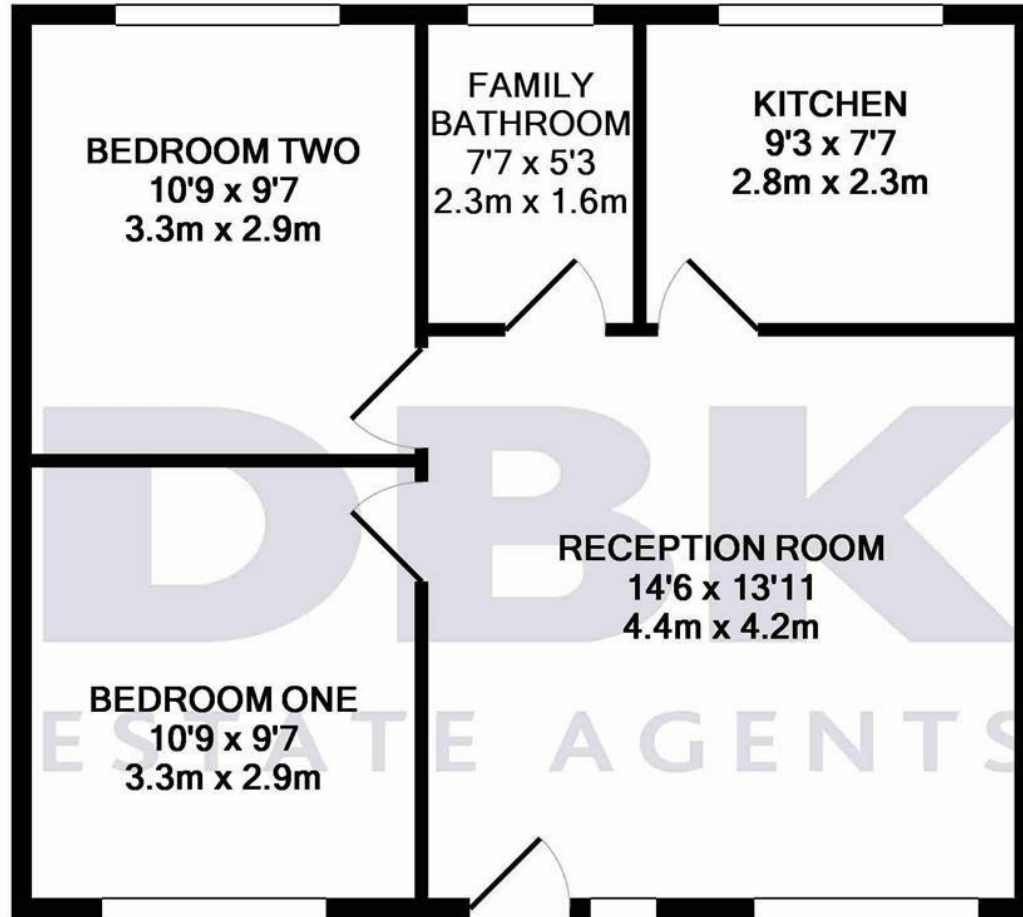
Externally, the home benefits from a private garden, while the front garden offers off-street parking.

Located in this popular part of Heston on a quiet no through road this property is in close proximity to local amenities including the buzzing Hounslow West parade of shops located on Bath Road, schools, bus links to Heathrow Airport and Hounslow Town Centre, in addition for those working in The City Hounslow West Underground Station is within walking distance which is served by the Piccadilly Line.

## Key Features

- **No Chain - Property is Currently Rented**  
**£17,700 PA**
  - **Detached Bungalow**
  - **Two Double Bedrooms**
  - **Large Reception Room**
    - **Fitted Kitchen**
  - **Family Bathroom/ WC**
    - **Private Garden**
  - **Front Garden with Parking**
    - **Circa 518 Sq.Ft**
- **Hounslow West Underground Station 0.6 miles**

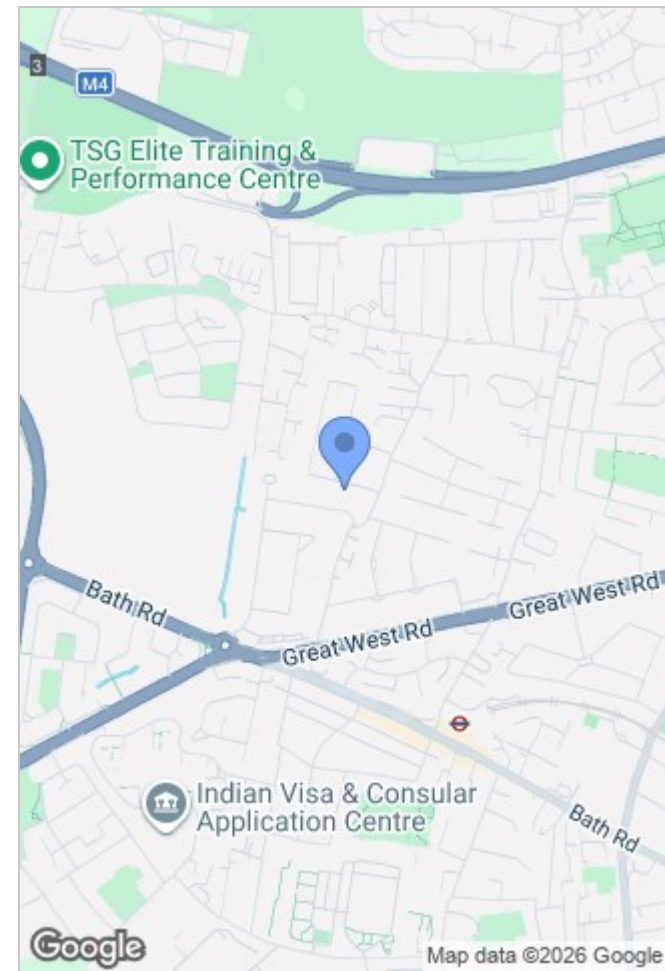




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TOTAL APPROX. FLOOR AREA 518 SQ.FT. (48.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			86
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	