West Way, Heston, TW5 0JF
Offers Over £629,950

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Situated in a prominent and desirable residential location, this beautifully presented and substantially improved semi-detached family home offers generous accommodation throughout.

The heart of the home being the impressive open-plan kitchen, dining and family room. This exceptional space features a contemporary fitted kitchen with integrated appliances and plenty of room for entertaining, dining and everyday living. Complementing the open-plan living space is an additional reception room, ideal as a formal lounge, home office or children's playroom.

Upstairs, the property boasts three well-proportioned bedrooms, all offering excellent natural light as well as a stunning contemporary family bathroom, finished to a high specification.

Further benefits include a convenient ground floor WC and ample storage throughout.

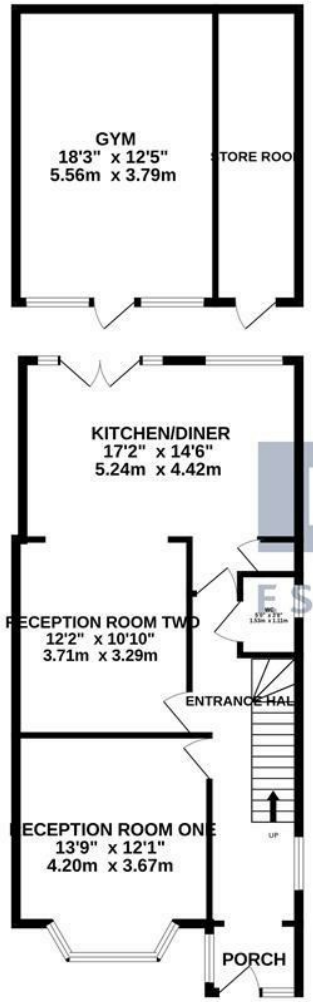
Externally, the property enjoys a lengthy rear garden with useful side access, a substantial brick-built outbuilding currently utilised as a gym, alongside a separate storage room. To the front, there is a spacious brick-paved driveway area with potential for off-street parking. Prior approval for a dropped kerb was previously granted but has now expired, presenting an opportunity for future reinstatement, subject to the necessary consents.

Set within walking distance to an ample array of local amenities. Reputable schools such as Westbrook Primary, Springwell Infant & Nursery, Heston Community School and Lampton Academy can all be found within a short walk. For those commuting into The City there are direct transport links to Osterley & Hounslow West Underground Stations serving Piccadilly Line as well as the A4 and M4 situated within close proximity. Residents can also enjoy the open green space of Sutton Playing Field behind the property.

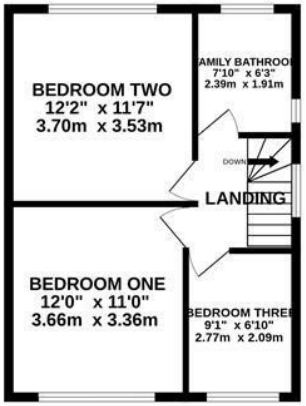
Key Features

- Prominent Location + Modernised Extended Semi-Detached Family Home
- Three Well Proportioned Bedrooms
- Open Plan Kitchen, Dining Area + Family Room
- Modern Kitchen with Integrated Appliances
- Additional Reception Room
- Stunning Family Bathroom Suite
- Convenient Ground Floor WC
- Lengthy Rear Garden with Side Access
- Brick Built Out Building used as Gym + Separate Room for Outdoor Storage
- Brick Paved Front Garden with Potential for Off Street Parking - Prior Approval for Dropped Kerb has now Expired

GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1402 sq.ft. (130.3 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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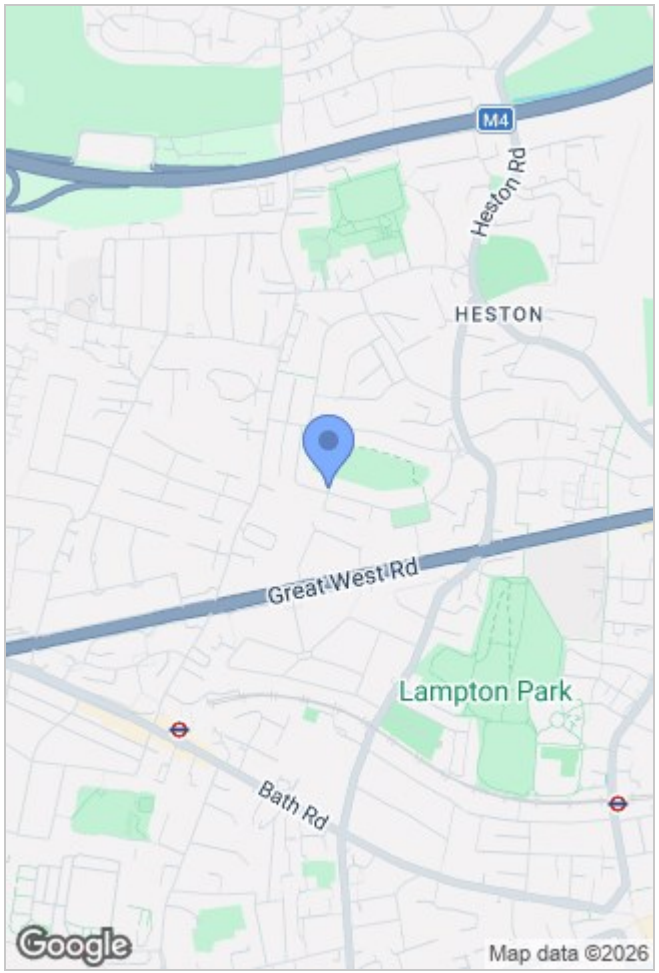

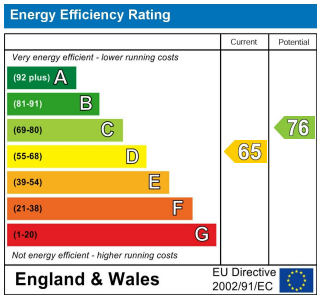

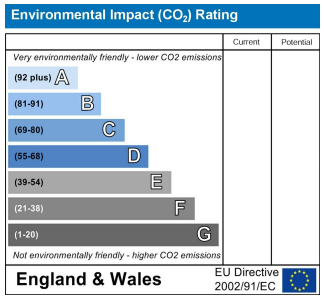

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