

FOR SALE · SEMI-DETACHED HOUSE

CHAIN FREE | INVESTMENT

New Heston Road

Heston, Hounslow, Middlesex · TW5 0LG

OFFERS IN REGION OF

£399,950

REDUCED

HILTONS ESTATES

2	1	734	D
BEDROOMS	BATHROOM	SQ FT	EPC RATING

The Property

NEW HESTON ROAD, HOUNSLOW

OFFERS IN REGION OF
£399,950

Located in the heart of Heston (TW5), this two-bedroom semi-detached home is offered chain free and presents a fantastic opportunity for homeowners and investors alike.

The ground floor features a bright reception room of over 20ft, a modern refurbished kitchen and a family bathroom. To the rear is a private walled garden with a useful outbuilding, ideal as a home office. Upstairs, the landing leads to two double bedrooms.

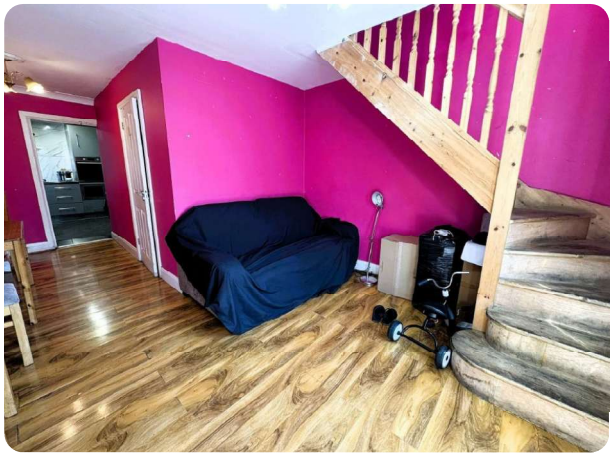
Ideally situated close to local amenities, schools and excellent transport links, including Hounslow West (Piccadilly Line) with direct access to Central London and Heathrow Airport, plus easy access to the A4/M4. With potential to extend (STPP) and an estimated rental income of £2,200 PCM, this is a great investment opportunity.

KEY FEATURES

- Chain-Free Two-Bedroom Home
- Bright 20ft Reception Room
- Modern Refurbished Kitchen
- Private Garden with Office Space
- Close to Hounslow West & Heathrow
- Potential to Extend, STPP



RECEPTION ROOM



RECEPTION ROOM



KITCHEN



KITCHEN

Bedrooms, Bathroom & Garden

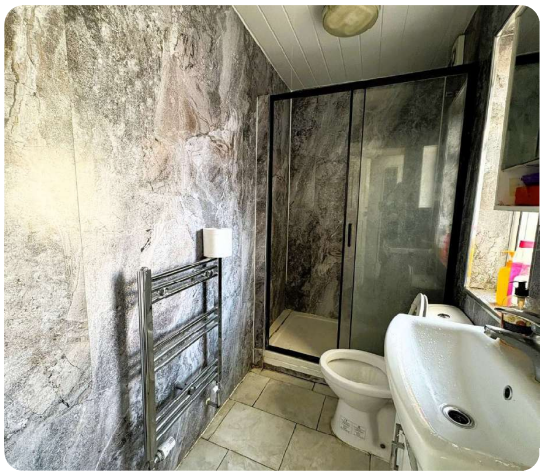
NEW HESTON ROAD, HOUNSLOW



BEDROOM ONE



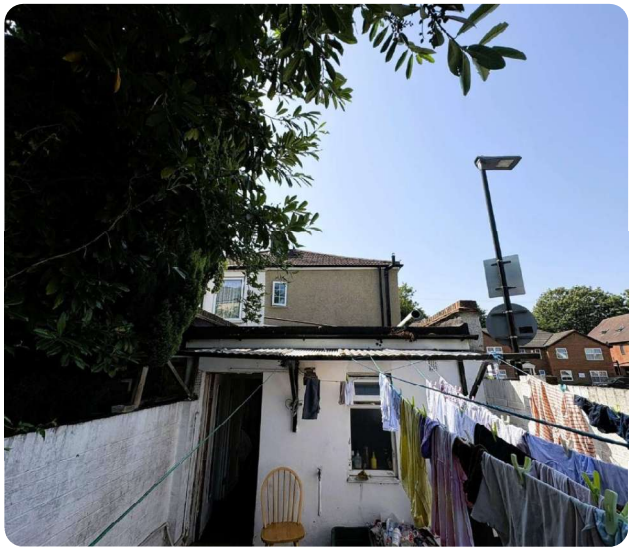
BEDROOM TWO



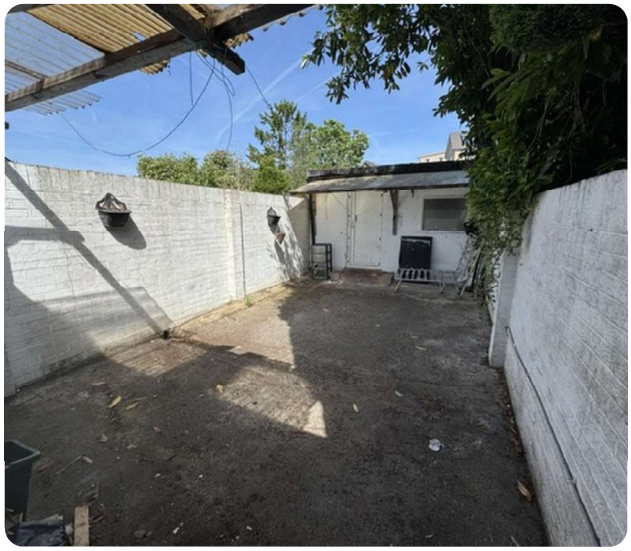
FAMILY BATHROOM



PRIVATE GARDEN



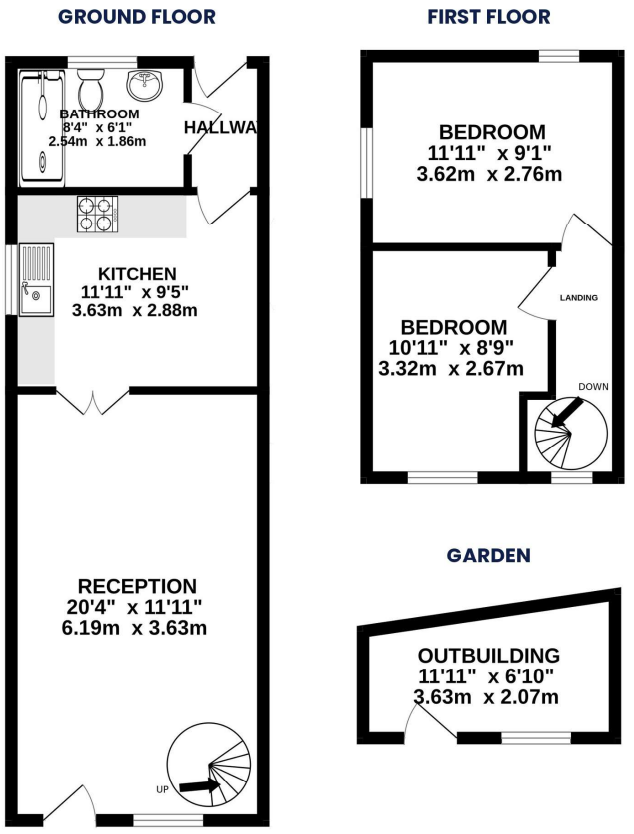
GARDEN OFFICE



REAR GARDEN

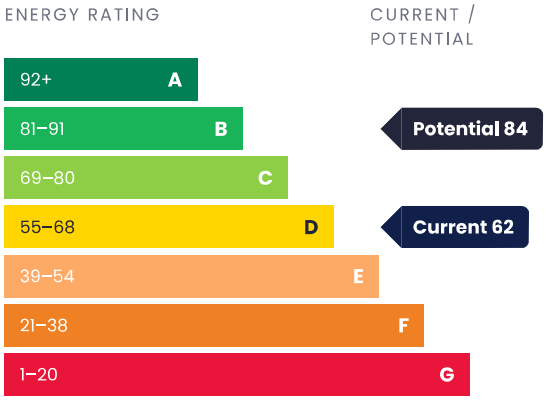
Floor Plan & Information

NEW HESTON ROAD, HOUNSLOW · APPROX. 734 SQ FT



Total floor area approx. 734 sq ft (68.2 sq m)
Ground floor 497 sq ft · First floor 237 sq ft
For illustrative purposes only · not to scale

ENERGY PERFORMANCE



ROOM DIMENSIONS

Reception Room	6.19m × 3.63m · 20'4" × 11'11"
Kitchen	3.63m × 2.88m · 11'11" × 9'5"
Bathroom	2.54m × 1.86m · 8'4" × 6'1"
Bedroom One	3.62m × 2.76m · 11'11" × 9'1"
Bedroom Two	3.32m × 2.67m · 10'11" × 8'9"
Outbuilding	3.63m × 2.07m · 11'11" × 6'10"

Price Offers in Region of £399,950 (Reduced) · Chain Free

Outside Private rear garden with a useful office/outbuilding space

Potential Scope to extend, subject to planning permission (STPP)

Investment Estimated rental income £2,200 PCM, approximately 6.60% gross yield

Arrange a Viewing

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www.hiltons-estates.com

AGENTS NOTE

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