

**Shaw
& Co**
ESTATE
AGENTS

£950,000

Westbrook Road

Hounslow, TW5 0NG

PROPERTY SUMMARY

Nestled in one of Heston's most popular residential pockets, Westbrook Road is a highly sought-after location for families and discerning home movers alike. This impressive 4/5-bedroom semi-detached residence seamlessly combines generous living space with contemporary style, offering over 2,085 sq. ft. of accommodation.

Upon entering, you're welcomed by two large reception rooms, ideal for entertaining guests or relaxing with family. The extended modern kitchen, complete with a dedicated dining area, provides a bright and social space for everyday living and special occasions.

Upstairs, the home continues to impress with four well-proportioned bedrooms, including an ensuite to the primary bedroom. Two additional bathrooms ensure comfort and convenience for the entire household, making busy mornings a breeze.

To the outside there is generous parking spaces to accommodate up to four vehicles, a rare find in this desirable area, along with a large rear detached garage providing more space or versatile storage.

Positioned directly opposite Westbrook Primary School and close to local amenities, green spaces, and excellent transport links, this home offers the perfect blend of community, convenience, and comfort.

This is an exceptional opportunity to secure a spacious, stylish, and well-appointed family home in the heart of Heston, early viewings recommended.

4



3



2









Approximate Gross Internal Area = 162.01 sq m / 1744 sq ft
 Garage = 31.65 sq m / 341 sq ft
 Total = 193.66 sq m / 2085 sq ft



LOCAL AUTHORITY

Hounslow

TENURE

Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
92 plus) A			
81-91) B			
69-80) C		72	82
55-68) D			
39-54) E			
21-38) F			
1-20) G			
<small>Not energy efficient - higher running costs</small>			
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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OFFICE ADDRESS

10 Central Parade
 New Heston Road
 Heston
 Middlesex
 TW5 0LH

OFFICE DETAILS

0208 570 7258
 heston@shawandcoestates.com