



**£630,000**

**The Alders**

Hounslow, TW5 0HP

## PROPERTY SUMMARY

Situated within the ever popular The Alders, Heston, this well presented three bedroom end of terrace home offers excellent living space, with further development potential in a highly convenient location.

The property benefits from planning permission for the erection of a single story rear and side extension, following the demolition of the existing extension and conservatory, along with reinstatement of the light weight canopy. A fantastic opportunity for buyers to enhance value.

The ground floor comprises a welcoming reception room leading through to a fitted kitchen which opens into a dining area with direct access to the rear garden, creating a sociable and practical layout. There is also added benefit of a downstairs WC with shower.

To the First floor, there are three well proportioned bedrooms and a family bathroom.

Externally the property boasts a private rear garden with a versatile outbuilding, ideal for use as an office, gym or additional storage. A side entrance adds further convenience and accessibility, while a private driveway provides off street parking.

The Alders is a well regarded residential area within Heston, known for its strong community feel. The area is culturally diverse, offering a wide range of independent shops, supermarkets and well regarded schools.

Viewing Highly Recommended.

3



2

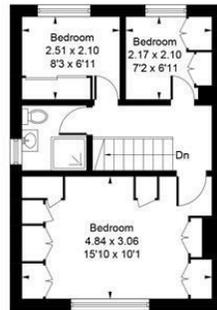
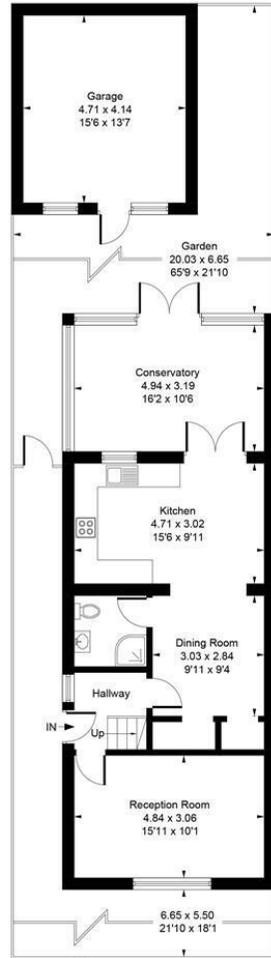


2





Approximate Gross Internal Area = 103.07 sq m / 1109 sq ft  
 Garage = 19.88 sq m / 214 sq ft  
 Total = 122.95 sq m / 1323 sq ft



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.  
 © Vizion Property Marketing Produced for Shaw & Co.

**LOCAL AUTHORITY**  
 Hillingdon

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 C

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(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	



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

**Shaw & Co**  
 ESTATE AGENTS

**OFFICE ADDRESS**  
 10 Central Parade  
 New Heston Road  
 Heston  
 Middlesex  
 TW5 0LJ

**OFFICE DETAILS**  
 0208 570 7258  
 heston@shawandcoestates.com