



## PROPERTY SUMMARY

Located on Sutton Road a vibrant and popular area of Heston. This bright and airy, well presented three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property consists of front reception room leading into an open fitted kitchen with dining area. To the first floor are three well-proportioned bedrooms and fitted bathroom suite.

One of the standout features of this property is a private drive leading to a side garage, providing secure parking and additional storage options. The space also offers great scope to extend to the side and rear (stpp).

With no onward chain, this property is ready for you to move in without delay, allowing for a smooth transition into your new abode. The location is well-connected, offering easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking convenience and community.

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Approximate Gross Internal Area = 71.22 sq m / 767 sq ft  
 Garage = 18.98 sq m / 204 sq ft  
 Total = 90.20 sq m / 971 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.

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## LOCAL AUTHORITY

Hounslow

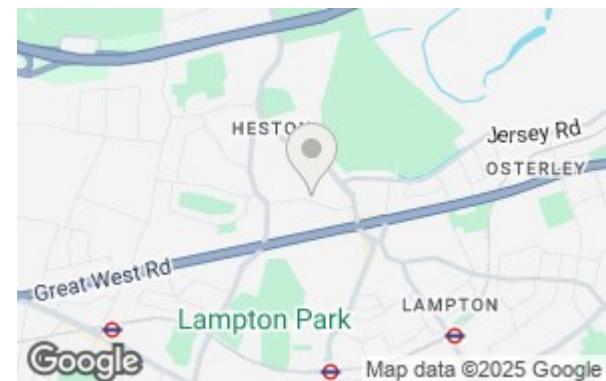
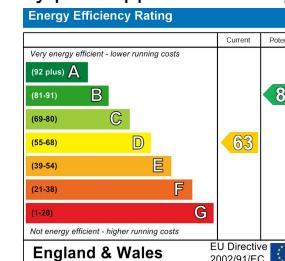
## TENURE

Freehold

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only



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**  
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