



Camborne Way, Heston, TW5 0PW
Offers In Excess Of £765,000

Situated in one of Heston's most sought after cul-de-sac locations is this extended three/four bedroom semi-detached family home. The accommodation comprises, on the ground floor entrance hallway, through lounge/diner, cloakroom, study/bedroom four and extended fitted kitchen, on the first floor three bedrooms, principal bedroom with en-suite shower room and family shower room. The property also benefits from double glazed windows and central heating. Outside a rear garden and to the front own driveway providing off street parking for at least 2-3 cars, detached side garage with potential to extend (stpp). An internal viewing is strongly recommended.

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Entrance Hallway

Engineered flooring, power point, stairs to first floor, doors to rooms.

Cloakroom

Low level w/c, wash hand basin, tiled walls and flooring.

Through Lounge/Dining Room

Front aspect double glazed window, radiator, engineered flooring, power points, sliding patio door to garden. Archway to...

**Extended Fitted Kitchen**

Single drainer sink unit with mixer tap and cupboard below, further range of floor and wall mounted units,

space for range cooker and cooker hood above, space for washing machine, dishwasher and fridge/freezer, tiled flooring, power points, rear aspect double glazed window, double glazed door to garden.



Study/Bedroom Four

Front and side aspect double glazed window, power point, engineered flooring.

First Floor Landing

Access to loft space, engineered flooring.

Bedroom One



Front aspect double glazed window, radiator, laminate flooring, door to...

En-Suite



Tiled enclosed shower cubicle, wash hand basin with vanity unit below, low level w/c, tiled walls, front aspect double glazed frosted window.

Bedroom Two



Rear aspect double glazed window, radiator, laminate flooring, power point.

Bedroom Three



Rear aspect double glazed window, radiator, laminate flooring.

Shower Room



Wall mounted shower unit and mixer tap, low level w/c, wash hand basin with mixer tap, tiled flooring, heated towel rail, side aspect window.

Outside

Rear Garden



Paved path, rest laid to lawn area, side access.

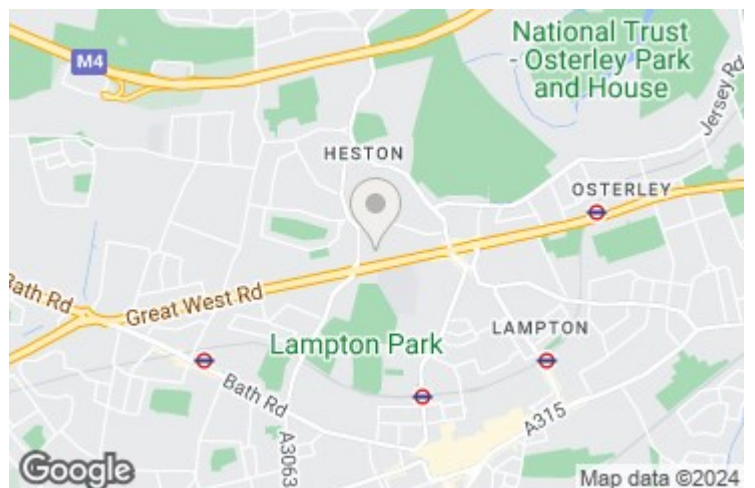
Detached Garage

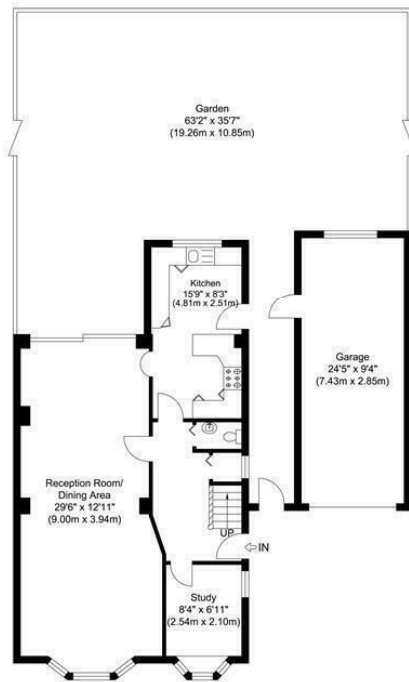
Up and over door, power and lighting.

Front



Own driveway providing off street parking for at least three cars.





Ground Floor
Approximate Floor Area
654.98 sq. ft.
(60.85 sq. m)

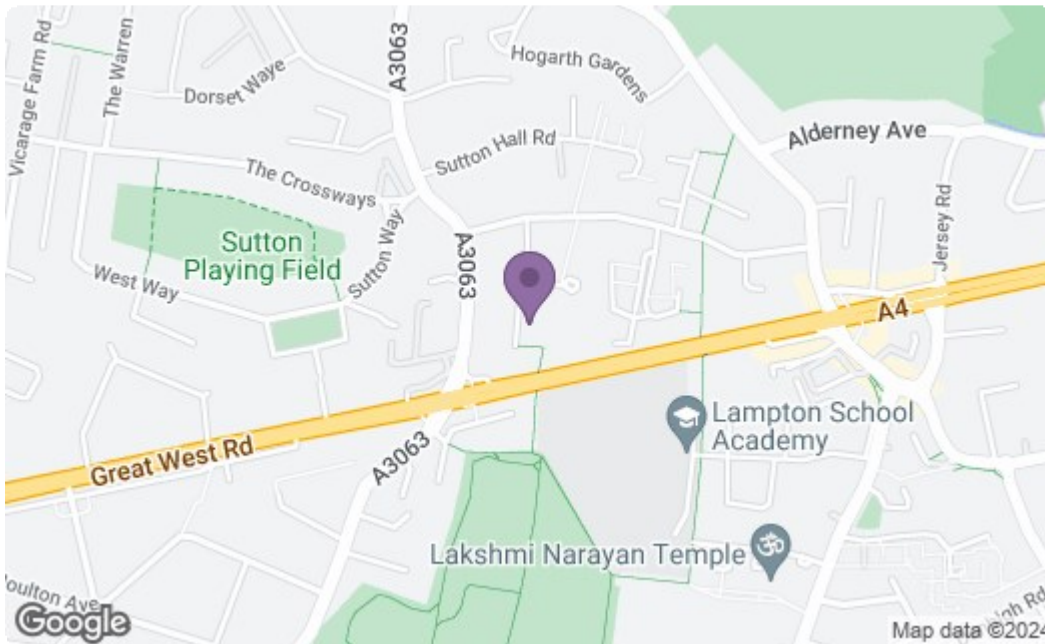


First Floor
Approximate Floor Area
578.66 sq. ft.
(53.76 sq. m)

Total Gross Internal Area (Including Garage)
1461.63 sq. ft.
(135.79 sq. m)

Total Gross Internal Area (Excluding Garage)
1233.65 sq. ft.
(114.61 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 63 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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