



West Way, Heston, TW5 0JG

£530,000

An extended three bedroom semi-detached family home situated in this popular residential tree lined location with easy access to local shops, schools and transport links. The accommodation comprises two reception rooms, extended kitchen/diner, downstairs shower room, on the first floor three bedrooms and modern family bathroom. The property benefits from double glazed window, central heating, driveway with off street parking, rear garden and brick built outhouse with shower room. Offered for sale with vacant possession, an internal viewing is strongly recommended.

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Enclosed Entrance Porch

Lighting, exposed flooring. door to...

Entrance Hallway

Radiator, cupboard housing electric meter, side aspect double glazed window, understairs storage cupboard housing gas meter, further cupboard housing wall mounted "Worcester" boiler, stairs to first floor.

Shower Room

Tiled enclosed shower cubicle with wall mounted shower unit, low level w.c, was hand basin, tiled walls and flooring, side aspect double glazed window.

Reception One



Front aspect double glazed window, radiator, beamed ceiling, through to...

Reception Two



Power points, double glazed door to...

Extended Kitchen/Diner



1 1/2 bowl single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, space for cooker, washing machine and dishwasher, part tiled walls, power points, rear aspect double glazed window.

Dining Area



Double glazed door to garden, tiled flooring, radiator.

First Floor Landing

Side aspect double glazed window, access to loft, access to rooms.

Bedroom One



Front aspect double glazed window, radiator, power point.

Bedroom Two



Rear aspect double glazed window, radiator, built-in wardrobes.

Bedroom Three

Front aspect double glazed window, radiator, power point.

Modern Bathroom



Modern white suite comprising panel enclosed bath with mixer tap, wash hand basin with vanity unit below, low level w.c, tiled enclosed shower cubicle, rear and side aspect double glazed window.

Outside

Rear Garden



Paved patio area, mainly laid to lawn area, side access.

Brick Built Outhouse

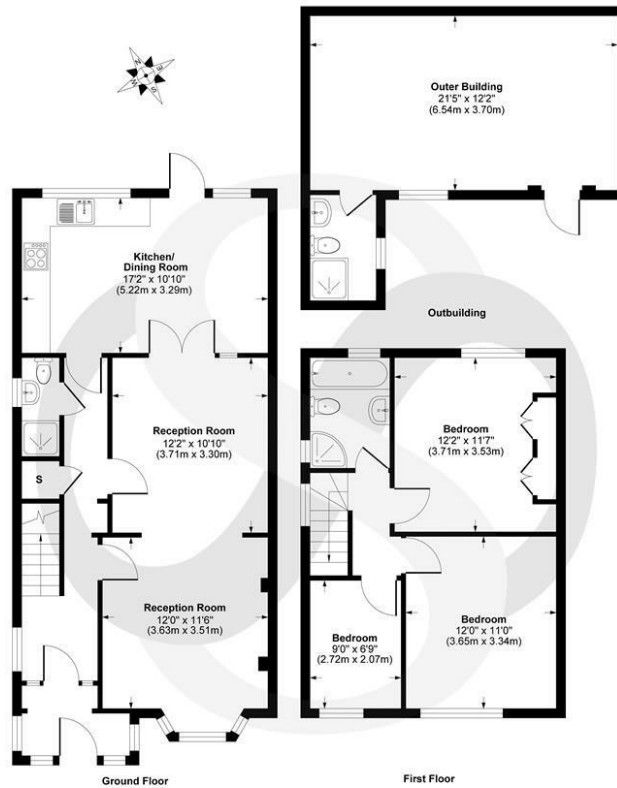
Double glazed window, power, door to...

Shower Room

Tiled enclosed shower cubicle, wash hand basin, low level w.c.



West Way, Hounslow TW5 0JG



Approx. Gross Internal Floor Area 1059 sq. ft / 98.39 sq. m (Excluding Outer Building)
 Outbuilding 295 sq. ft / 27.41 sq. m

Illustration for guidance only, measurements are approximate, not to scale.
 TRU INTERIOR PHOTO



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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