



**£525,000**

**Cobham Road**

Hounslow, TW5 9LA

## PROPERTY SUMMARY

A well-presented three-bedroom link-terrace family home, ideally situated within one of Heston's popular and established residential areas.

The property comprises, on the ground floor, two reception rooms offering flexible living and dining space, along with a recently fitted modern kitchen. To the first floor are three well-proportioned bedrooms and a recently fitted bathroom suite, complemented by an additional separate WC.

Externally, the property benefits from both front and rear gardens, with potential to create off-street parking to the front and scope to extend to the rear, subject to the usual planning consents.

Cobham Road is conveniently positioned just off Cranford Lane, offering excellent access to a range of local amenities including shops, cafés, and local schools.

For commuters, the property is well connected, with easy access to the A4, M4 and M25, and good public transport links to Hounslow Central and Osterley Underground stations (Piccadilly Line), offering direct routes into Central London and Heathrow Airport.

The property is currently rented with the AST expiring 31st July 2026, achieving £27,600 p.a.

3



2



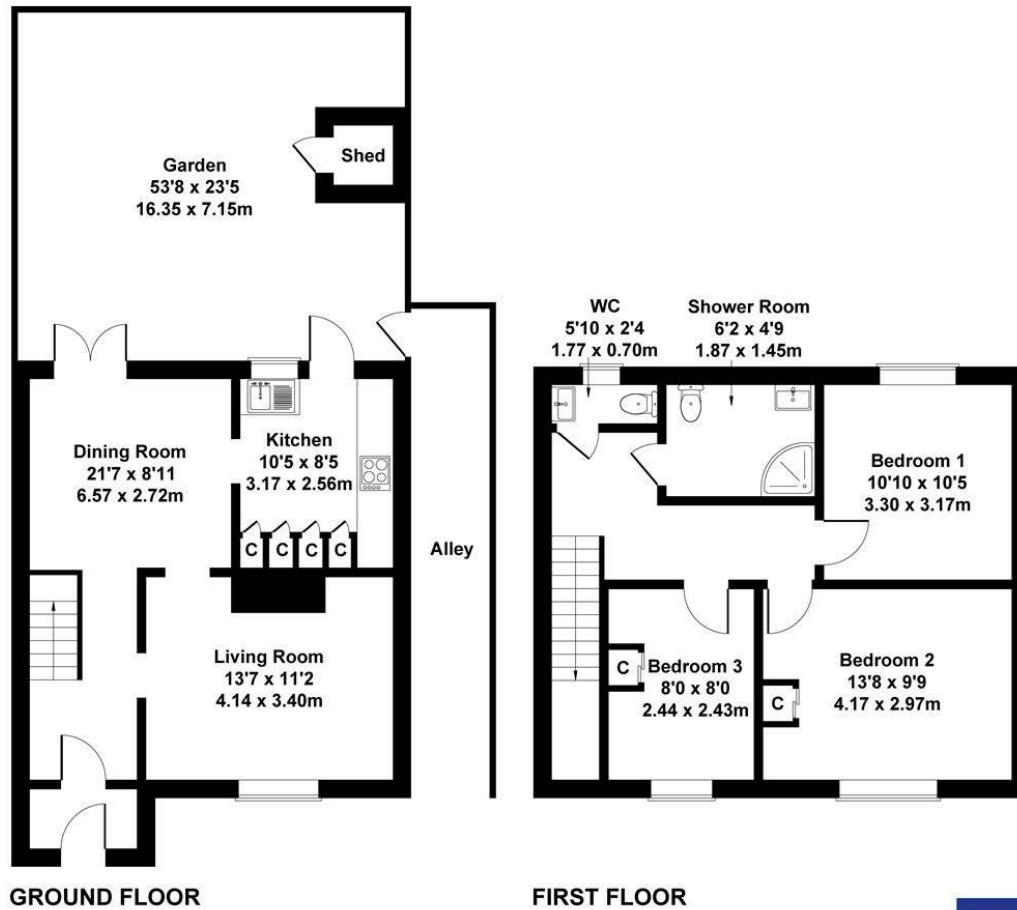
1





# Cobham Road, Hounslow

Approximate Gross Internal Area  
1012 sq ft - 94 sq m  
(Excluding Shed)



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.



## LOCAL AUTHORITY

Hounslow

## TENURE

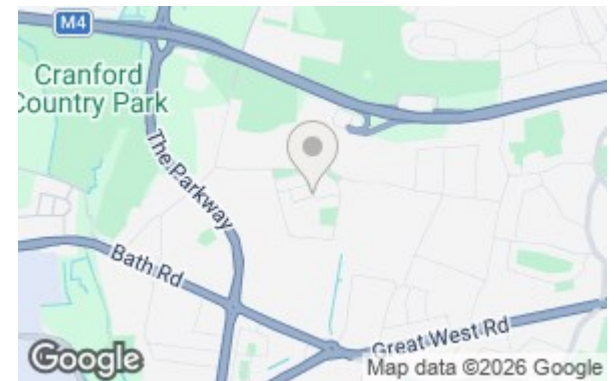
Freehold

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		66	
(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