

**219 Percy Road, Whitton, TW2 6JL**



**Offers In The Region Of £840,000 Freehold**



**A BRIGHT AND SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME IDEALLY SITUATED ON ONE OF WHITTON'S MOST POPULAR RESIDENTIAL ROADS CLOSE TO THE HIGH STREET AND STATION WITH A SUNNY ASPECT SOUTH EAST FACING GARDEN OFFERED FOR SALE WITH THE BENEFIT OF NO ONWARD CHAIN.**



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## FOR SALE:

This bright and airy home features well proportioned accommodation which comprises, a large receiving hall with doors leading to a spacious front aspect dining room with bay window, separate large living room which overlooks the garden, a good size kitchen, utility room and downstairs cloakroom. Upstairs are three generous size bedrooms (all with fitted wardrobes), a family size bathroom and separate WC. Outside there is a front garden with lawn, flower beds and own driveway to an attached garage and side pedestrian access to a sunny aspect south east facing garden which is laid mainly to lawn with flower and shrub borders, patio area, timber shed and greenhouse. This lovely home is presented in good decorative condition but does require some updating and modernising. These works have been reflected in the competitive asking price. This is an ideal opportunity for anyone looking for a lovely character property which can be redesigned and remodelled into a wonderful family home.

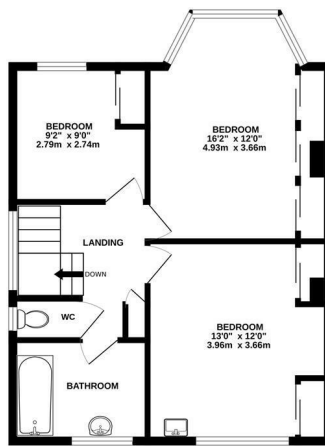
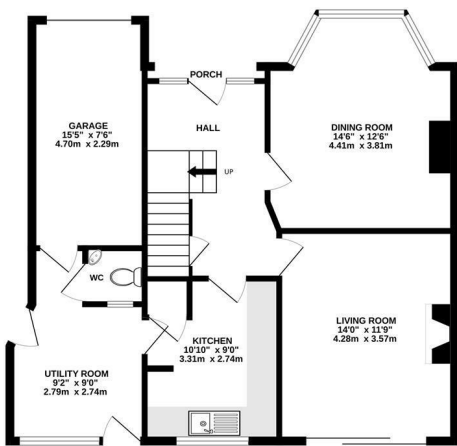
## LOCATION:

Percy Road is a requested residential road in central Whitton being ideally situated close to the High Street with its busy shops, cafes and railway station. Twickenham town centre with its more comprehensive facilities is also close to hand as is the A316 which provides direct access to central London and the M3/M25 corridor.



GROUND FLOOR  
755 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.