

**200 Percy Road, Whitton, Middlesex TW2 6JH**



**Asking Price £875,000 Freehold**



**AN IMPRESSIVE FOUR BEDROOM FAMILY HOME, WHICH HAS CLEARLY BEEN CARED FOR BY THE CURRENT OWNERS, BEING WELL PRESENTED THROUGHOUT. OFFERED FOR SALE WITH NO ONWARD CHAIN THIS IS A GREAT OPPORTUNITY TO ACQUIRE A LOVELY 1930'S BUILT SEMI-DETACHED PROPERTY WHICH ENJOYS A SOUGHT AFTER POSITION ON ONE OF WHITTON'S PRIME RESIDENTIAL LOCATIONS.**

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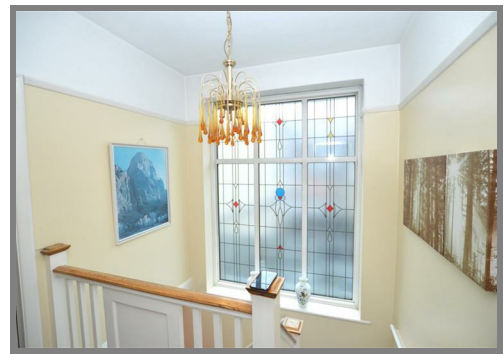
## FOR SALE:

This impressive four bedroom family home has been lived in by the same family for over 50 years and whilst it has been updated during this time, there is great potential to improve and update to suit the incoming purchasers own tastes and style. The accommodation is well proportioned and features two ample reception rooms served by a good size kitchen to the ground floor. The central heating is gas fired and the owners have recently installed a brand new gas boiler. Upstairs there are four bedrooms served by a shower room and a separate WC. To the side of the house and accessed through the kitchen there is a large utility area which extends down the side of the property into a lean to, which provides access to and overlooks the rear garden.

**OUTSIDE:** To the front the property has off street parking for several vehicles. There is shared side access, which leads to a door to the utility room. To the rear the garden extends to approx 50ft, is well enclosed, mainly laid to lawn with mature bushes and trees to the rear and the rear aspect allows for the afternoon and evening sun.

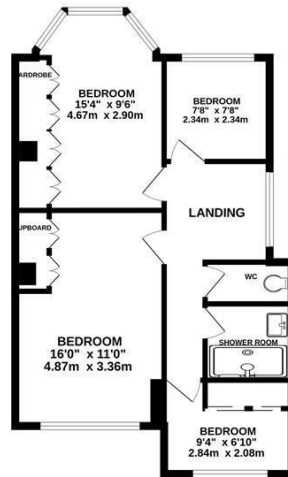
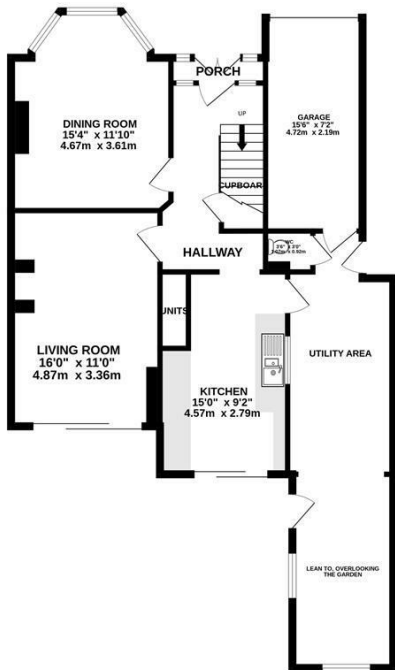
## LOCATION:

Percy Road is one of Whitton's more sought after places to live with its classic style of large 1930's built homes, ideally positioned within walking distance of the High Street and railway station. The area is also well served by local schools and leisure services. The A316 is a short drive away and provides good access to Richmond and London in one direction and the south west, M3 & M25 in the other. A main bus route runs along Percy road and provides a good service access to the surrounding towns.



GROUND FLOOR  
938 sq.ft. (87.2 sq.m.) approx.

1ST FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1524 sq.ft. (141.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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	68	
(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.*