

## 45 Hounslow Road, Whitton, TW2 7BZ



**Asking Price £600,000 Freehold**



**A BRIGHT AND SPACIOUS TURN OF THE CENTURY TERRACE FAMILY HOME OFFERING WELL PROPORTIONED THREE BEDROOM ACCOMMODATION WITH THE BENEFIT OF A SOUTH WEST FACING REAR GARDEN CONVENIENTLY SITUATED CLOSE TO THE HIGH STREET AND STATION**

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## FOR SALE:

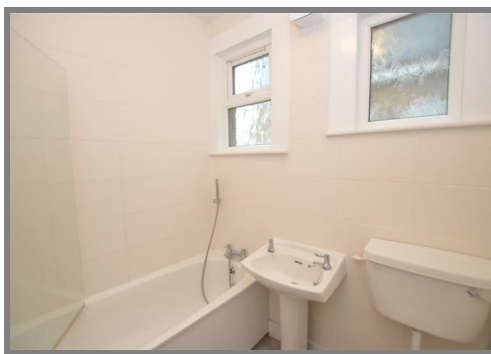
Offered for sale with the benefit of no onward chain this well proportioned three bedroom character home is presented in excellent decorative condition and is ready to move into. The accommodation features two good size reception rooms, a spacious kitchen/breakfast room, three decent size bedrooms and first floor bathroom/wc. Outside there is a sunny aspect south west facing rear garden and brick built WC. An early viewing is highly recommended to appreciate the space and potential of this fine turn of the century property to further extend into the roof or to the rear (subject to the usual planning consents).

## LOCATION:

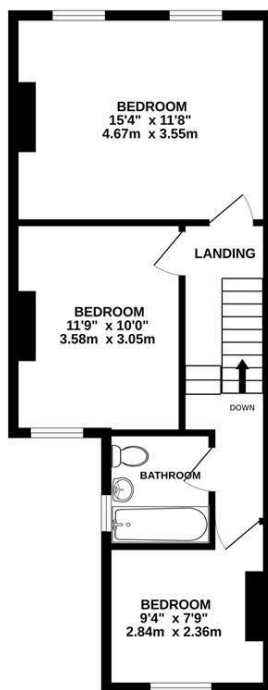
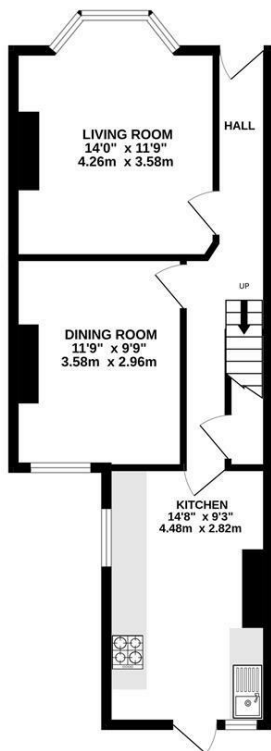
The house is less than 1/4 mile from Whitton High Street with its busy, popular shops, cafes and railway station. Twickenham and Hounslow town centers are also close to hand with their comprehensive shopping, leisure and transport facilities. The A316 providing direct access to central London and the M3/M4/M25 is approx 1/2 mile.



GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. 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) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.*