

**99 Warren Road, Whitton, TW2 7DJ**



**Offers In The Region Of £550,000 Freehold**



**A RECENTLY REDECORATED AND READY TO MOVE INTO BRIGHT AND AIRY THREE BEDROOM FAMILY HOME WITH A DOWNSTAIRS CLOAKROOM EXTENSION AND SOUTH FACING REAR GARDEN IDEALLY SITUATED APPROX 250 YARDS FROM WHITTON HIGH STREET AND STATION.**

# 99 Warren Road, Whitton, TW2 7DJ

## FOR SALE:

Recently redecorated this bright and airy home features a hallway with under stairs storage space, a well proportioned double aspect living room, a separate fitted kitchen and downstairs cloakroom extension. Upstairs are three good size bedrooms and a bathroom/wc with attractive white suite. Outside the front garden has been block paved and to the rear is a lovely south facing garden with patio area, the remainder laid to lawn with a useful large storage shed/workshop. An early viewing is highly recommended to appreciate this lovely home which is offered for sale with the benefit of no onward chain.

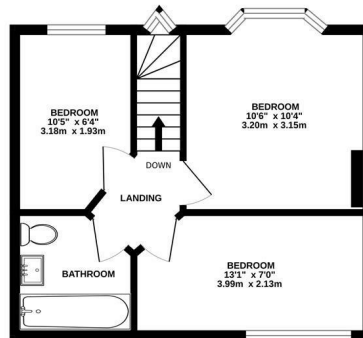
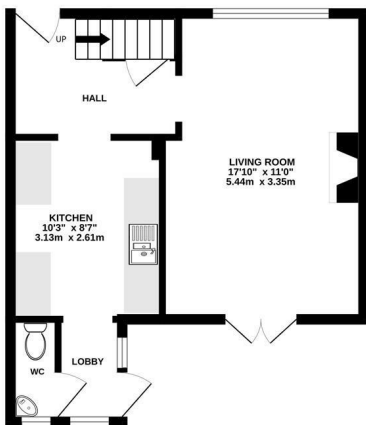
## LOCATION:

Ideally situated approx 250 yards from Whitton High Street with its popular shops, cafes and railway station. Both Twickenham and Hounslow town centres with their more comprehensive facilities and transport links are also close to hand. The A316 providing direct access to central London and the M3/M4/M25 corridor is also within 1/2 mile.



GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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		80
(69-80)	C		
(55-68)	D	60	
(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.