

## 5 Willowdene Close, Whitton, Middlesex TW2 7BD



**Asking Price £475,000 Freehold**



**A BRIGHT AND AIRY, TWO BEDROOM, TERRACED FAMILY HOME WITH A SUNNY ASPECT, SOUTH FACING PATIO GARDEN, IDEALLY SITUATED IN THIS QUIET CUL-DE-SAC IN CENTRAL WHITTON CLOSE TO THE HIGH STREET AND STATION.**

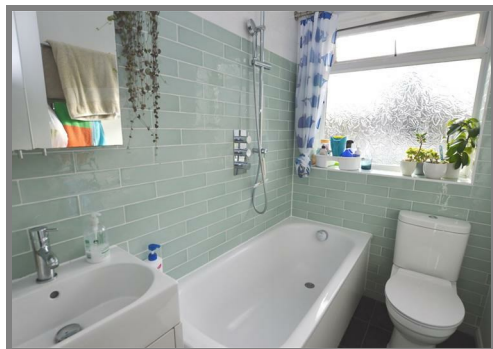
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## FOR SALE:

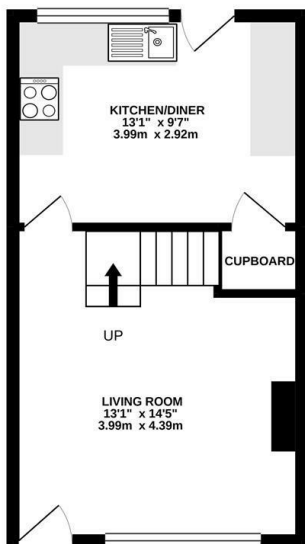
This well proportioned home features a good size living room, separate, well fitted kitchen/dining room and upstairs, two double bedrooms and a delightful bathroom/WC with white suite. Outside, there is a south facing patio garden and garage in near by block. Benefit include double glazing and gas central heating. An early viewing is highly recommended to appreciate this lovely home and its ideal central location.

## LOCATION:

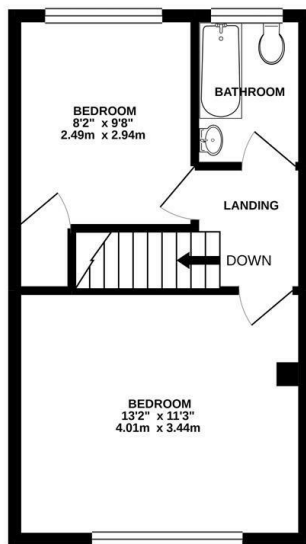
Willowdene Close is a small, quiet cul-de-sac off Nelson Road which is adjacent to Whitton High Street with its busy shops, cafes and railway station.



GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA - 620 sq.ft. (57.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	80
<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.