

## 156 Kneller Road, Whitton, TW2 7DX



**Asking Price £550,000 Freehold**



**OFFERED FOR SALE WITH THE BENEFIT OF NO ONWARD CHAIN, THIS THREE BEDROOM CLASSIC 1930'S STYLE PROPERTY OFFERS GREAT POTENTIAL FOR IMPROVEMENT AND IS WELL LOCATED WITHIN WALKING DISTANCE OF WHITTON TOWN CENTER AND RAILWAY STATION, WITH MURRAY PARK JUST A SHORT WALK ALONG THE ROAD.**

# 156 Kneller Road, Whitton, TW2 7DX

## FOR SALE:

It is not often that a property such as this becomes available, there is scope for improvement and the opportunity to create a lovely home which is well located for local amenities.

The accommodation comprises of two receptions and an open plan kitchen to the ground floor with a toilet added under the stairs. To the first floor there are three bedrooms the main having a good bay window and slightly elevated outlook to the front, with the rear bedroom having fitted wardrobes and an outlook over the large rear garden. There is also a modern bathroom. The heating is gas fired to radiators and there is double glazing.

Outside: A particular feature is the well enclosed large rear garden which extends to over 80ft. this is mainly laid to lawn. To the front there is a small garden again mainly laid to lawn.

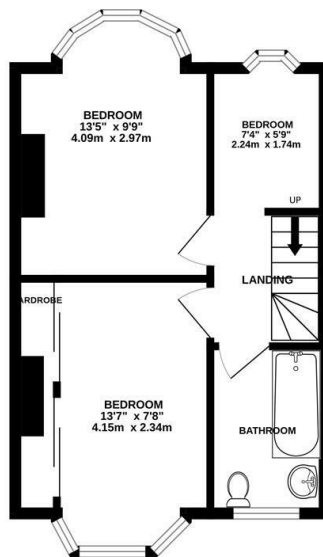
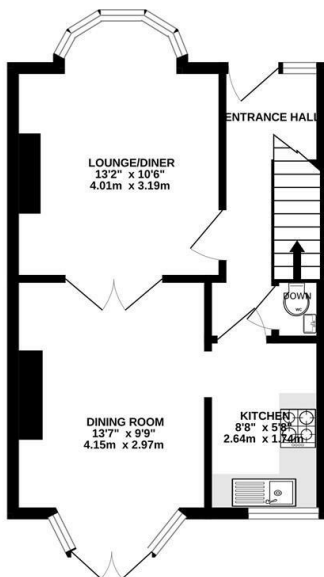
## LOCATION:

Kneller Road is positioned within walking distance of Whitton High Street, shops and railway station. Hounslow railway station and town center are also not far away, the area is well served by several schools and leisure facilities with Murray Park just a few yards away.



GROUND FLOOR  
357 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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.