

**Shaw
& Co**
ESTATE
AGENTS



£759,000

Argyle Avenue

Whitton, Hounslow, TW3 2LL

PROPERTY SUMMARY

****Open Day Saturday 3rd May at 12pm****

This vintage style four bedroom semi-detached home, built in the late 1920s, offers a delightful blend of character and modern living.

Internally the property consists of two reception rooms leading into an extended conservatory, large fully fitted kitchen with a small utility area and w/c. To the first floor you'll find four spacious bedrooms and a family bathroom suite.

This property offers ample space for growing families and is perfect for entertaining. The unique interior design enhances the overall appeal, creating a warm and inviting atmosphere throughout.

One of the standout features of this home is the large rear garden, which offers a great space for children to play, gardening enthusiasts, or simply for enjoying the outdoors. Additionally, the property includes parking for two vehicles, a valuable asset in this bustling area.

Situated just a short stroll from Whitton High Street, residents will enjoy easy access to a variety of shops, cafes, and local amenities and falls within the catchment areas for many highly sought-after Richmond Borough and Hounslow Borough primary and secondary schools. For those who commute, Hounslow and Whitton overground stations are conveniently located, providing excellent transport links to central London.

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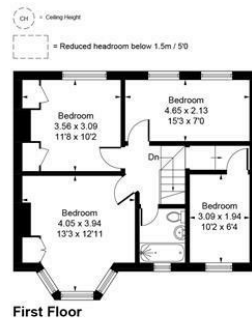
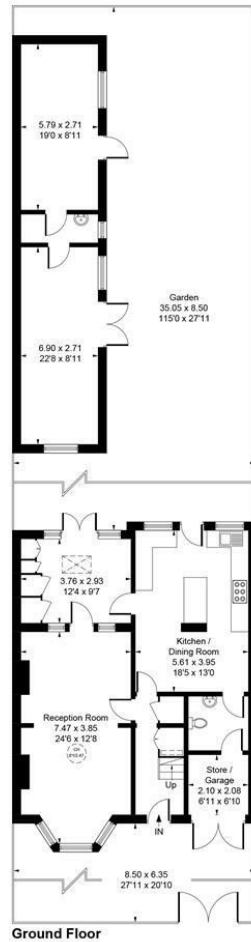








Approximate Gross Internal Area (Including Store / Garage)
 133.56 sq m / 1438 sq ft
 Outbuilding = 38.29 sq m / 412 sq ft
 Total = 171.85 sq m / 1850 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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LOCAL AUTHORITY

Hounslow


TENURE

Freehold

COUNCIL TAX BAND

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			8
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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OFFICE ADDRESS

Whitton
 Twickenham
 TW2 7LT

OFFICE DETAILS

0208 894 3646
 whitton@shawandcoestates.com