



**Bristol Close, Whitton, TW4 5JE**  
**Guide Price £525,000**

Situated in this small cul-de-sac location off Harvey Road in the London Borough of Richmond is this well presented three double bedroom modern semi-detached home within easy access to local shops and transport links to Twickenham and Kingston. The accommodation comprises a bright and spacious lounge, l-shaped modern fitted kitchen/diner, modern cloakroom, on the first floor three double bedrooms, master bedroom with built-in wardrobes and modern family bathroom suite. The property also benefits from full gas central heating,, double glazed windows, newly installed "Worcester" gas boiler, well maintained rear garden, front garden and own driveway with off street parking and potential to extend (STPP). Offered for sale, in our opinion, in good decorative order throughout and an internal viewing is strongly recommended.

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### Front Door

Enclosed area with storage cupboard housing electric meter. Further door to...

### Entrance Hallway

Radiator, power point, tiled flooring, stairs to first floor, doors to rooms.

### Cloakroom

Low level w.c, wash hand basin with vanity unit below, tiled flooring.

### Lounge



Front aspect double glazed window, double radiator, power points, tv aerial point, coving, double opening doors to...

### L-Shaped Modern Kitchen/Diner



Single drainer stainless steel sink unit with mixer tap and cupboard below, further range of wall and floor mounted units, built-in "Smegg" 5 ring gas hob with matching oven below, feature cooker hood above, space for washing machine, dishwasher and American fridge/freezer, part tiled walls, tiled flooring, under unit lighting, rear aspect double glazed window, double glazed door to rear garden, newly installed "Worcester" gas boiler, spotlights.

### Dining Area



Rear aspect double glazed window, tiled flooring, double radiator, power point, spotlights.

### First Floor Landing

Access to loft space, airing cupboard housing tank and

heating timer, further storage cupboard, doors to rooms.

### Bedroom One



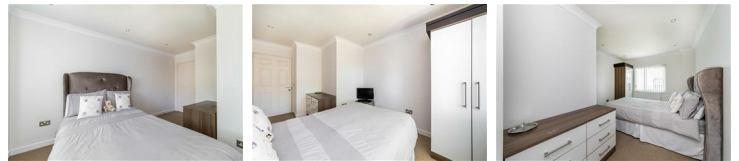
Front aspect double glazed window, double radiator, power points, built-in wardrobes with mirror fronted sliding doors, spotlights, coving.

### Bedroom Two



Rear aspect double glazed window, double radiator, power point, tv aerial point, coving, spotlights.

### Bedroom Three



Rear aspect double glazed window, double radiator, spotlights, tv aerial point.

### Modern Family Bathroom



Modern white suite comprising tiled enclosed bath with mixer tap and shower attachment, glass shower screen, wash hand basin with mixer tap and vanity unit below, low level w.c, part tiled walls, tiled flooring, front aspect double glazed frosted window, heated towel rail.

### Outside

**Side (Potential to Extend STPP)**

Block paved area providing off street parking, side gate, timber shed, laid to lawn area, leading onto...

**Rear Garden**



Covered paved patio area leading onto pebbled pathway, rest laid mainly to lawn area with mature flower and shrub borders, raised paved patio area with timber shed, outside tap, side access, outside lighting.

**Front**



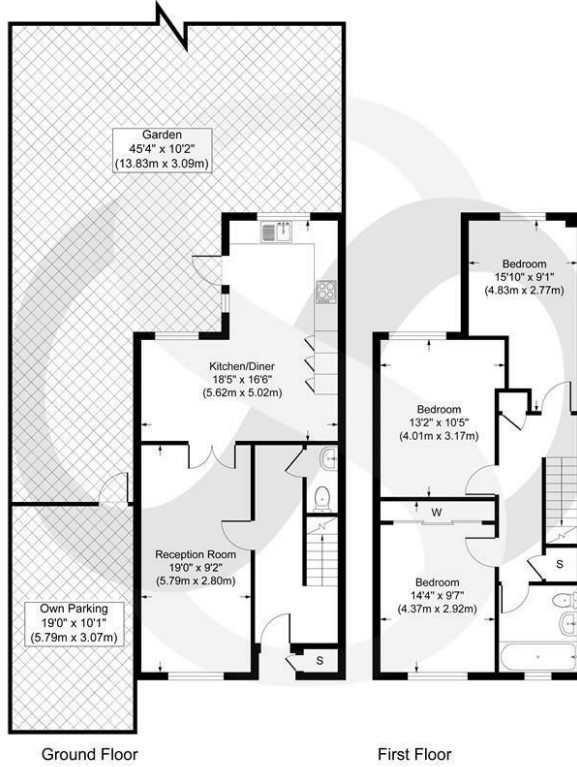
Paved patio area, shrubs and flowers.

**Estate Agents Act (1979)**

The vendor of this property is related to an estate agent within the meaning of the Estate Agents Act and a declaration to that effect is hereby made in accordance with section 21 of that Act.



**Bristol Close Hounslow Middx TW4 5JE**



**Approx. Gross Internal Floor Area 1086 sq. ft / 100.88 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale  
 Produced by www.truinteriorphoto.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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