



**Whitton Road, Hounslow, TW3 2EJ**  
**£700,000**

Used as two separate units for many years is this rarely available larger than average semi-detached property situated within walking distance to Hounslow Mainline Station, Whitton and Hounslow town centres and easy access to local shops and further transport. The accommodation comprises, on the ground floor four reception rooms (4th reception being used as a bedroom), kitchen, bathroom and separate cloakroom, on the first floor (accessed via a private door), four generous sized bedrooms, bedroom four currently used as a kitchen, family bathroom and separate w/c. Outside front, side (with possible potential to extend stpp) and rear gardens with a detached garage located at the rear of the garden. The property is in need of redecoration and modernisation and is offered for sale with no forward chain!

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**Entrance Hallway**

Radiator, understairs storage cupboard housing boiler, doors to rooms.

**Reception One**

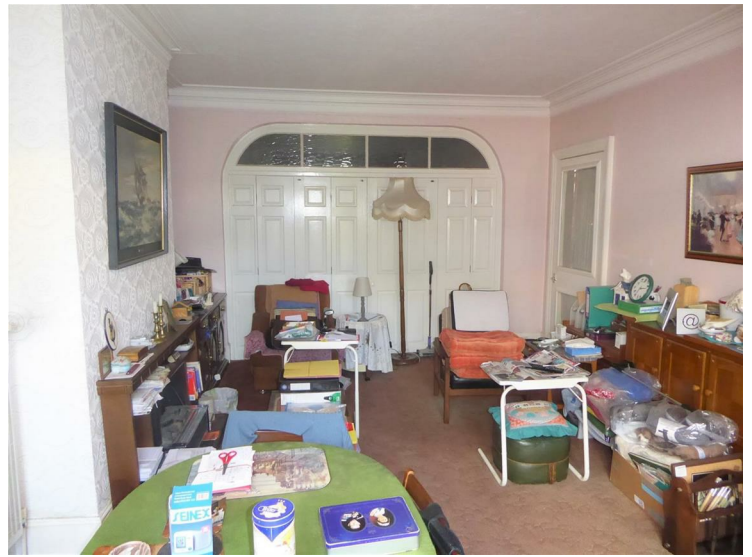


Front aspect lead light windows, radiator, coving, double opening door.

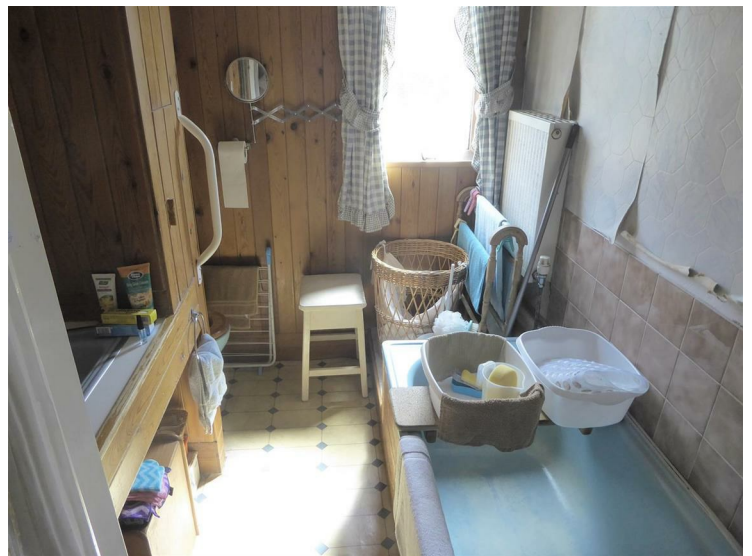
**Reception Two**



Sliding patio door to garden, radiator, coving, power point.



**Bathroom**



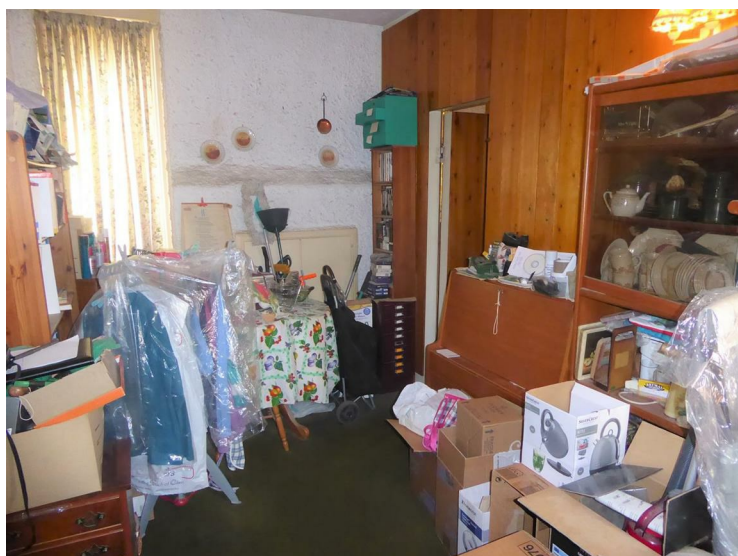
Coloured suite comprising enclosed bath, wash hand basin with units to the side, low level w/c, radiator, part tiled walls, side aspect window.

**Kitchen**



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, space for cooker and fridge, side aspect window.

**Reception Three**



Side aspect window, door to reception two and door to...

**Inner Hallway**

Side aspect window, door to side.

**Cloakroom**

Low level w/c

**Reception Four (currently used as a bedroom)**



Rear aspect window, door to garden, radiator, power point.

**First Floor (own front door)**

**Entrance Hallway**

Stairs to ...

**First Floor Landing**

**Bedroom One**



Front aspect lead light window, radiator.

**Bedroom Two**



Rear aspect window, radiator.

**Bedroom Three**



Rear aspect window, radiator.

**Bedroom (currently used as a kitchen)**



Single drainer stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, space for cooker, wall mounted boiler (not used), radiator, space for fridge, side aspect window.

**Bathroom**



white suite comprising enclosed bath, wash hand basin, low level w/c, part tiled walls.

**Separate W/C**

Low level w/c, window

**Outside**

**Front**

Laid to lawn area with shrub borders.

**Side**



Paved patio area and raised shrub borders, timber shed.

**Rear**



Paved patio area, flower beds and greenhouse, laid to lawn area.

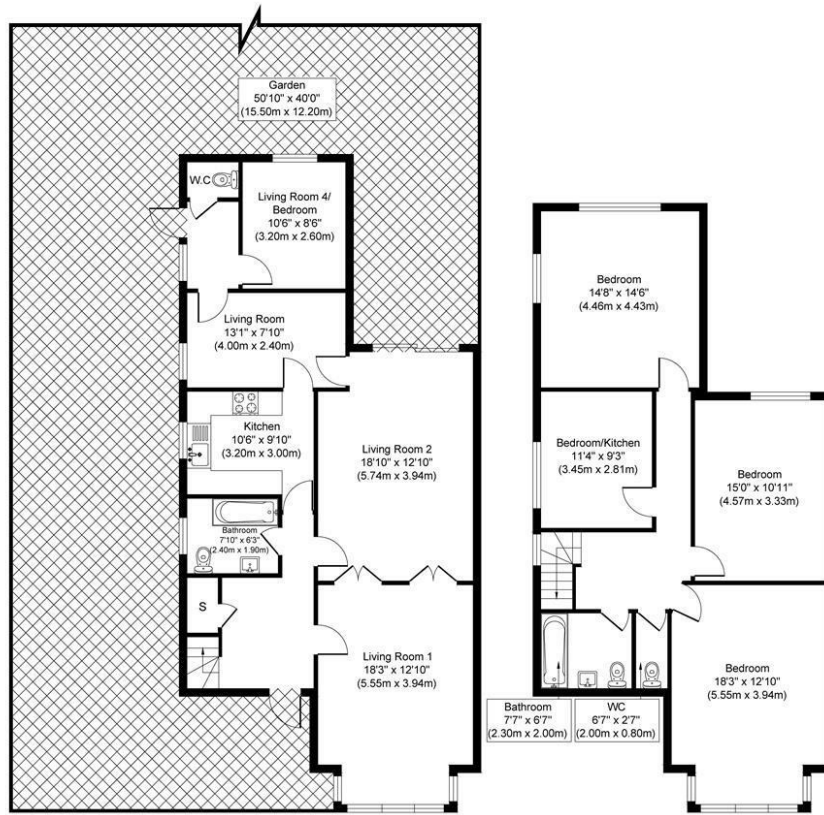


**Garage**

Situated at the rear of the garden with up and over doors.



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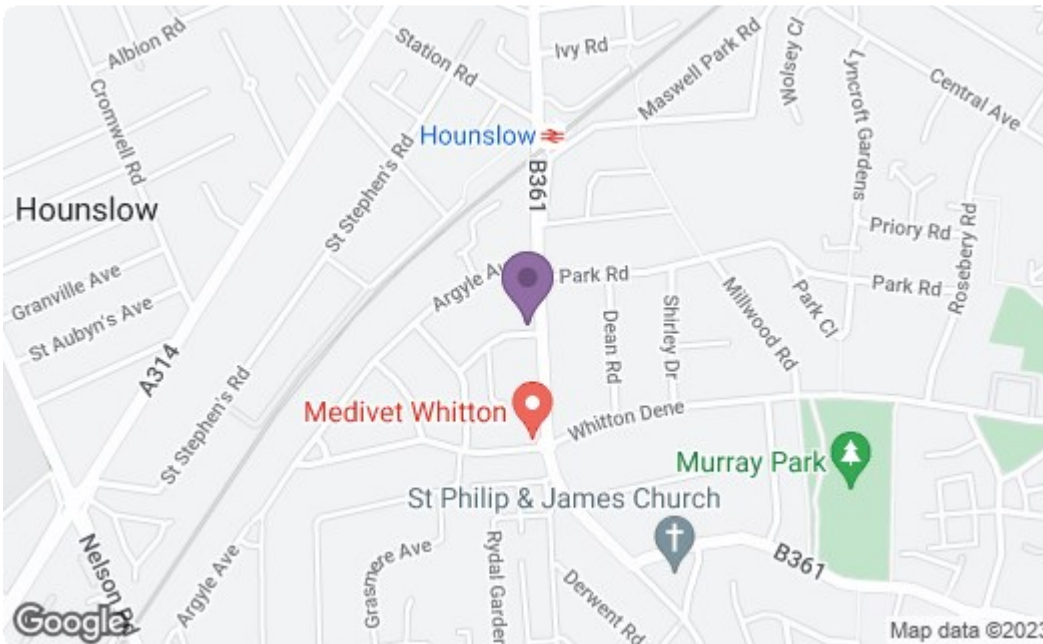


**Ground Floor**  
Approximate Floor Area  
978.11 sq.ft  
(90.87 sq.m)

**Approximate Floor Area**  
882.64 sq.ft  
(82.00 sq.m)

**Approximate Gross Internal Floor Area 1860.75 sq. ft / 172.87 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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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			
<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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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