



Whitton Way, Hounslow, TW3 2LT

Guide Price £565,000

A well presented extended semi-detached home comprising three bedrooms, through reception room, modern fitted kitchen, modern fitted bathroom. Benefits include double glazed windows, central heating, block driveway providing off street parking for two cars and rear garden.

A partner of
The Guild Of Professional Estate Agents
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

Entrance Hallway

Side aspect double and secondary glazed window, coving, laminate flooring, radiator, understairs storage cupboards.

Reception Room



Front aspect double glazed bay window, radiator, coving, laminate flooring, through to...

Dining Area



Gas fire (currently disconnected) with fireplace surround, rear aspect double glazed window and door to garden.

Kitchen



Modern fitted kitchen with range of wall and base units, single drainer sink with mixer tap, electric hob with oven below and extractor above, integrated dishwasher and washing machine, space for american fridge/freezer, wall mounted combination boiler, laminate flooring, rear aspect double glazed window and door to garden.

Landing

Side aspect double glazed window, access to loft, carpet, doors to...

Bedroom One

Front aspect double glazed bay window, radiator, coving, carpet.

Bedroom Two

Rear aspect double glazed window, radiator, coving, carpet.

Bedroom Three

Rear aspect double glazed window, radiator, coving, carpet.

Bathroom



Modern bathroom comprising panel enclosed bath with mixer tap, shower attachment and shower screen,

hand wash basin with vanity unit, low level w.c, tiled walls and flooring, towel rail, radiator, front aspect double glazed window.

Outside

Front

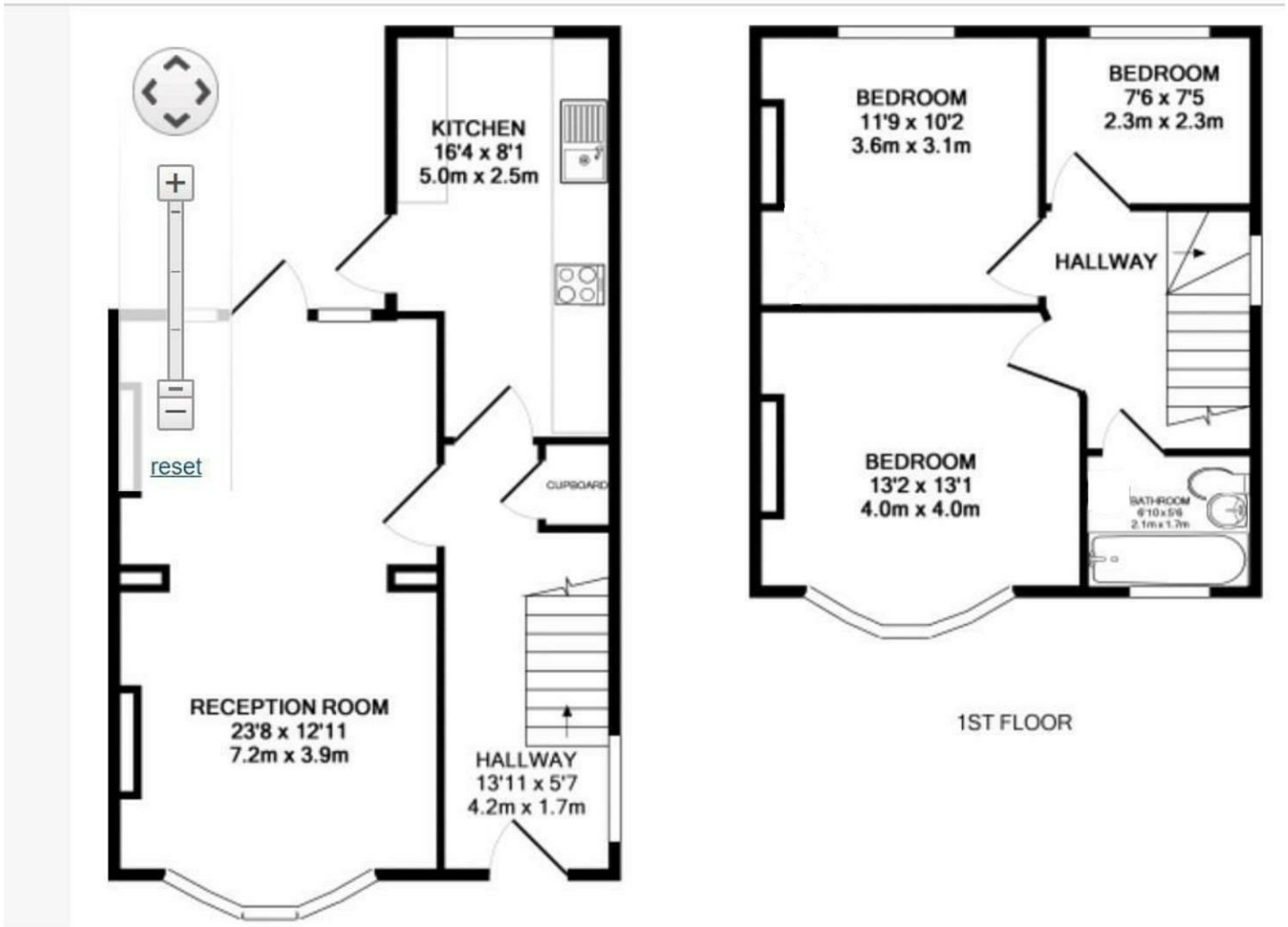
Block driveway providing off street parking for two cars with side gate leading to rear garden.

Rear Garden



Patio area, rest laid to lawn, timber shed.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 48 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 41 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075