



**Conway Road, Whitton, TW4 5LL**  
**£740,000**

A rare opportunity to acquire this four bedroom detached family home with potential to extend to the side and rear (stpp). The property is situated just off the Hanworth Road with access to local shops and bus routes, Whitton Town Centre is also close by. The accommodation comprises, on the ground floor, reception one with feature fireplace, reception two with access to the garden and feature fireplace, shower room/w.c, kitchen/breakfast room and utility room, on the first floor generous sized bedrooms and family bathroom suite. Outside own driveway providing off street parking for 2/3 cars, side space with potential to extend (stpp) and rear garden. The property also benefits from double glazed windows and central heating. Internal viewings are strongly recommended!

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### Entrance Hallway

Laminate flooring, radiator, power point, stairs to first floor, doors to rooms.

### Reception One



Front aspect double glazed window, radiator, feature fireplace with wooden mantle surround, laminate flooring, coving.

### Reception Two

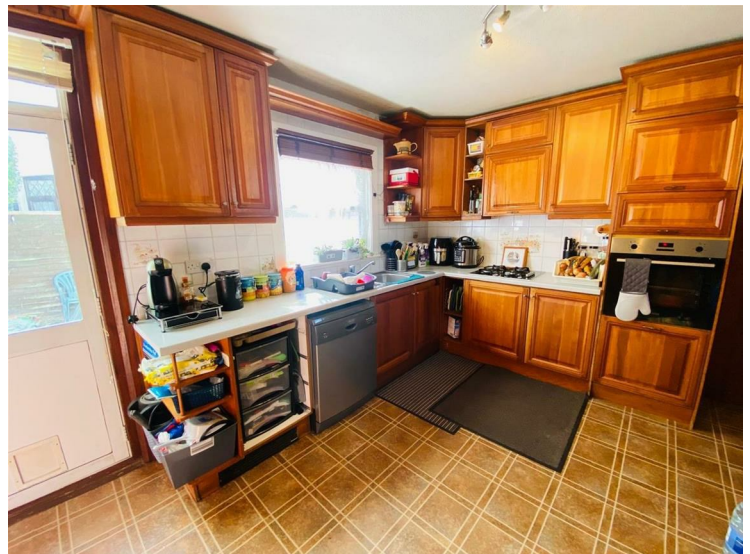


Rear aspect sliding patio door to garden, laminate flooring, picture rail and coving, feature tiled fireplace with mantle surround, door to...

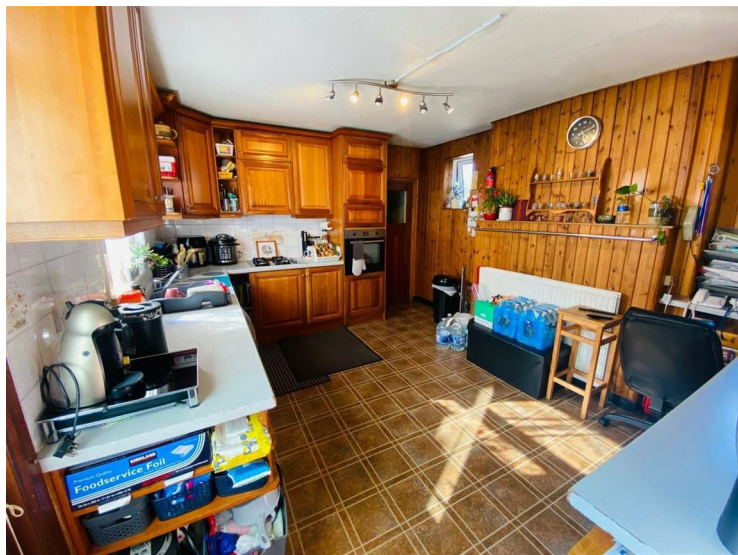
### Kitchen/Breakfast Room



1 1/2 bowl single drainer stainless steel sink unit with mixer tap and cupboard below, further range of floor and wall mounted units, built-in hob and oven, part tiled walls, space for dishwasher, radiator, wood panel walls, double radiator, side aspect double glazed window, double glazed door to garden, door to...







### Utility Room

Tiled flooring, space for fridge/freezer, space for washing machine and tumble dryer, single drainer sink unit, wall mounted boiler, rear aspect double glazed window.

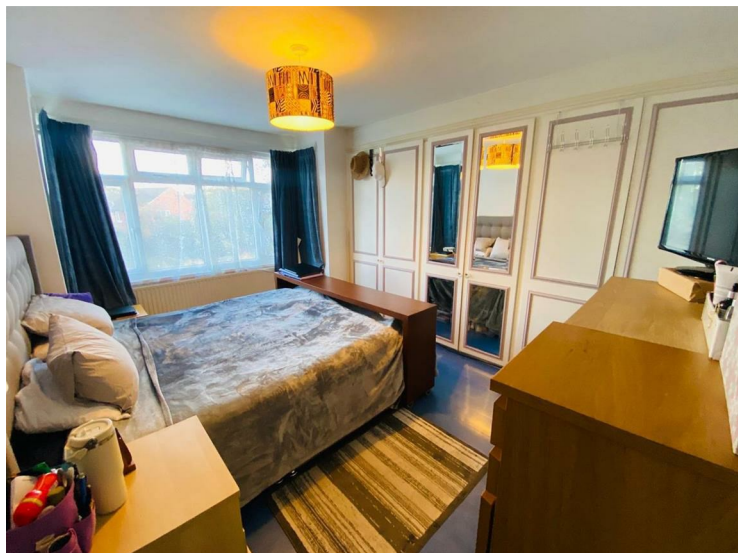
### Shower Room

Tiled enclosed shower cubicle, low level w/c, wash hand basin with unit below, part tiled walls, radiator, side aspect window.

### First Floor Landing

Side aspect double glazed window, access to loft.

### Bedroom One



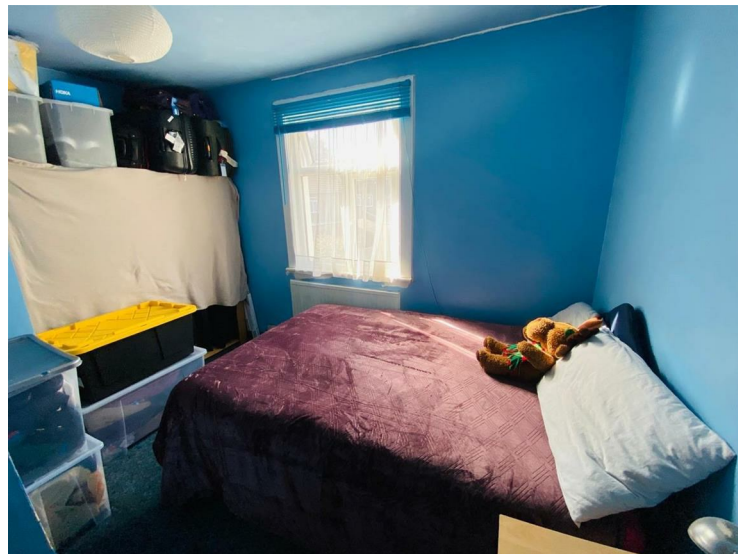
Front aspect double glazed window, built-in wall to wall wardrobes, radiator.

### Bedroom Two



Rear aspect double glazed window, built-in wardrobes, radiator.

### Bedroom Three



Rear aspect double glazed window, radiator.

### Bedroom Four

Front aspect double glazed window, laminate flooring.



## Bathroom

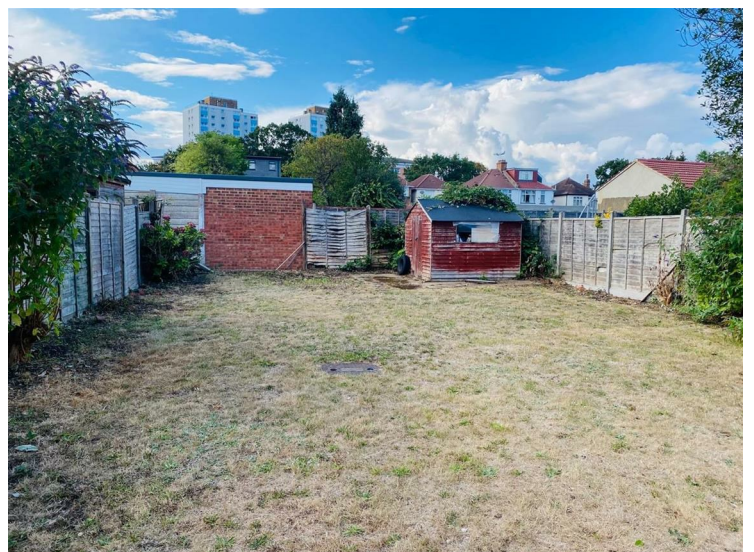


Coloured suite comprising panel enclosed bath, pedestal wash hand basin, low level w/c, part tiled walls, tiled flooring, double glazed window.

## Rear Garden



Concrete area, rest mainly laid to lawn, timber shed, side access.





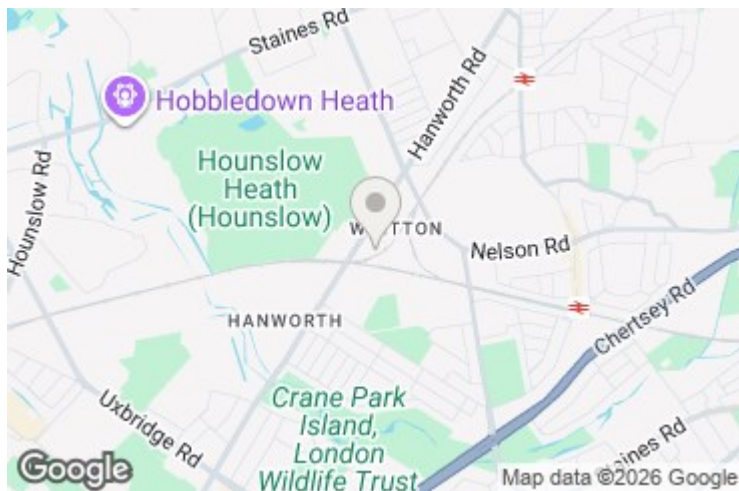
## Side



Concrete area.

## Front

Driveway providing off street parking for 2/3 cars.



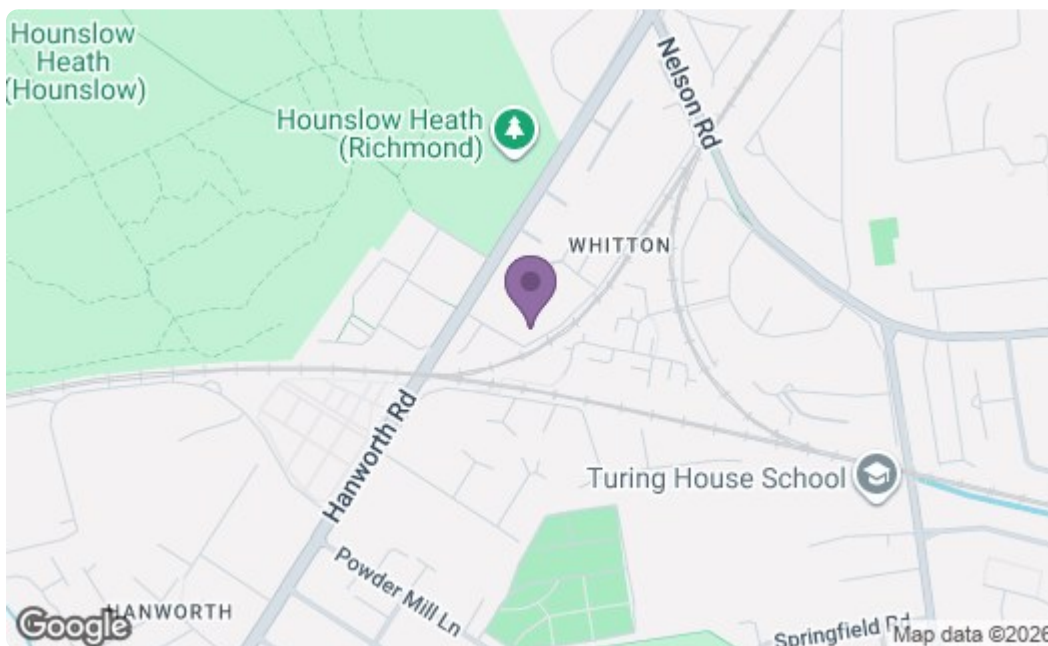
## CONWAY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1464 SQ FT - 136.05 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	59
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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