

253 Nelson Road, Whitton, TW2 7BQ

**UNDER
OFFER**



Offers In The Region Of £850,000 Freehold



A SUPERBLY PRESENTED, TRULY SPACIOUS, SEMI DETACHED FAMILY HOME HAVING THREE DOUBLE BEDROOMS, A STUNNING FITTED KITCHEN AND A SUNNY ASPECT SOUTH FACING REAR GARDEN, CONVENIENTLY SITUATED FOR LOCAL SCHOOLS, THE HIGH STREET AND STATION, OFFERED FOR SALE IN EXCELLENT DECORATIVE CONDITION.

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FOR SALE:

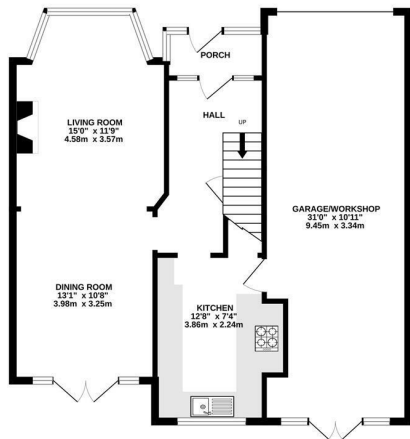
This beautifully presented home offers particularly spacious accommodation which features a large, double aspect living/dining room, a superbly presented, comprehensively fitted kitchen and upstairs three generous size double bedrooms, a family bath/shower room and separate WC. Outside there is a driveway providing off road parking which leads to an impressive double length garage/workshop. The rear garden has a sunny southerly aspect and features a raised timber deck, the remainder laid to lawn with flower planters and two timber storage sheds. An early viewing is highly recommended to appreciate this delightful, well proportioned home.

LOCATION:

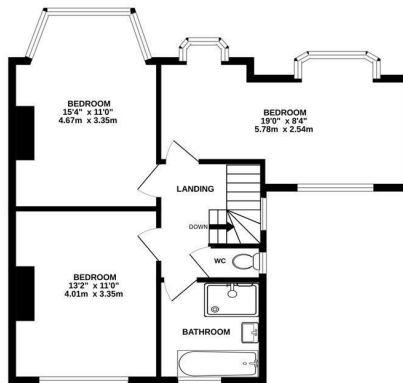
Conveniently situated on Nelson Road close to St Edmunds school and the High Street with its popular shops cafes and railway station. Twickenham town centre with its additional facilities and the A316 providing direct access to central London and the M3/M4/M25 are also close to hand.




GROUND FLOOR
875 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1462 sq.ft. (135.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(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	

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.