

74 Hounslow Road, Whitton, Middlesex TW2 7EX



Offers In The Region Of £360,000 Leasehold - Share of Freehold



A BRIGHT AND AIRY FIRST FLOOR TWO BEDROOM MAISONETTE WITH SPACIOUS ACCOMMODATION AND A PRIVATE REAR GARDEN OFFERED FOR SALE WITH THE BENEFIT OF A LONG LEASE, A SHARE OF THE FREEHOLD AND NO ONWARD CHAIN

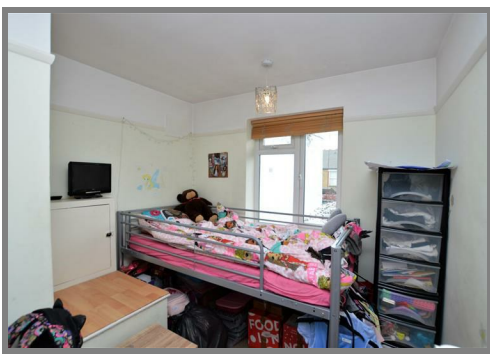
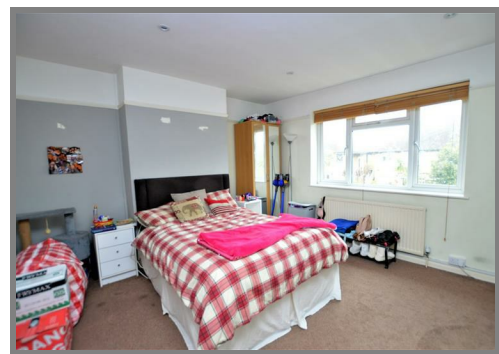
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FOR SALE:

This bright and airy maisonette features its own private front entrance with lobby and stairs leading to the first floor landing. There is a spacious front aspect living room, separate kitchen, two bedrooms and bathroom/wc with white suite. Outside there is a private garden to the rear. The property benefits from double glazing, gas central heating and is offered for sale with the advantage of a long lease and a share of the Freehold. This is an ideal opportunity as a first time or investment purchase, an early viewing is highly recommended.

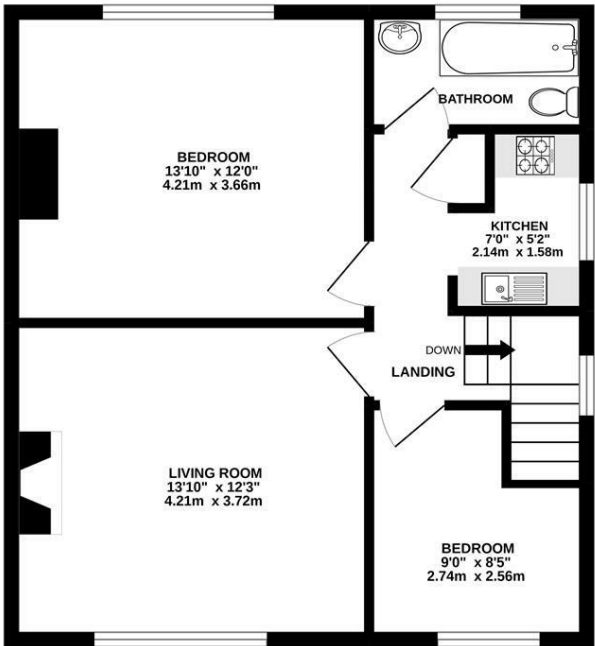
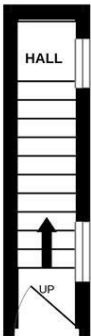
LOCATION:

Situated less than 1/4 mile from Whitton High Street with its busy shops, cafes and railway station. Both Twickenham and Hounslow town centres with their more comprehensive facilities are also close the hand as is the A316 for direct access to central London and the M3/M25/M4 corridor.



GROUND FLOOR
34 sq ft (3.1 sq m) approx.

1ST FLOOR
526 sq ft (48.8 sq m) approx.



TOTAL FLOOR AREA : 559 sq ft (52.0 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	76
	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.