

## 34 Whitton Dene, Hounslow, TW3 2JT



**Offers In The Region Of £620,000 Freehold**



**A CLASSIC DEEP BAY FRONTED THREE BEDROOM SEMI DETACHED FAMILY SEMI WHICH IS OFFERED FOR SALE WITH NO ONWARD CHAIN AND IN NEED OF UPDATING. IDEALLY LOCATED WITHIN EASY DISTANCE OF BOTH WHITTON AND HOUNSLOW HIGH STREETS.**

# 34 Whitton Dene, Hounslow, TW3 2JT

## FOR SALE:

An impressive 1930's built 3 bedroom semi detached home, which offers great potential to extend (stpp) and improve, as its current condition is dated. However the room sizes are impressive with two large double bedrooms and a single third to the first floor served by a family bathroom with bath and shower and a separate wc. There is gas fired central heating and the two reception rooms are also of a good size. There is also a full width conservatory/lean to, to the rear.

**OUTSIDE:** The bold corner plot is a real advantage with a good size side area and a decent lawned area to the rear. There is a drive way with side access off Shirley Drive and this leads to a garage, although this is in poor condition. There is a neat walled fore garden.

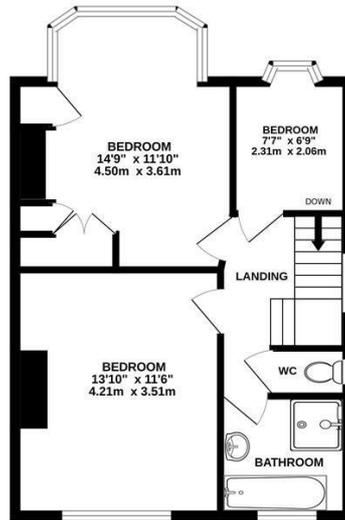
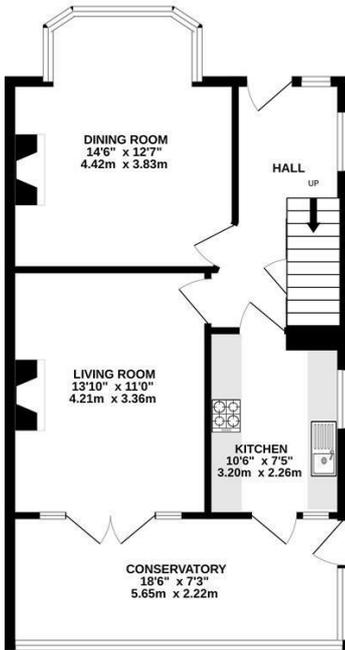
## LOCATION:

Located on the corner of Whitton Dene & Shirley Drive, just on the Hounslow side of the Hounslow / Whitton borders with both their respective High streets and railway stations close at hand. There also local shops at the corner of the Whitton Road just a short walk away and for recreation purposes there is Murray Park across the road.



GROUND FLOOR  
598 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft. (99.5 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	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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.