

## **69 Nelson Road, Whitton, Middlesex TW2 7AR**



**Asking Price £435,000 Freehold**



**A WELL PROPORTIONED, MODERN FAMILY HOME WITH ACCOMMODATION ARRANGED OVER THREE FLOORS. THERE ARE THREE GOOD SIZE BEDROOMS, LIVING ROOM, KITCHEN AND CONSERVATORY. A VIEWING IS STRONGLY RECOMMENDED.**



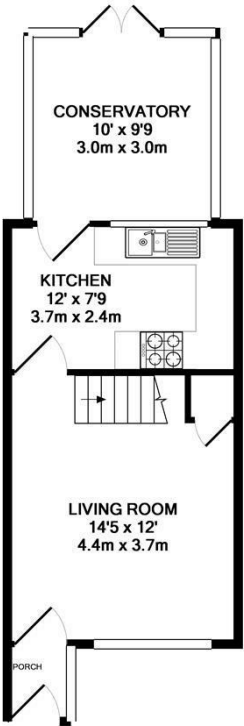
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FOR SALE:

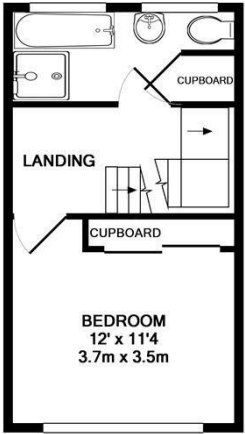
We are pleased to be able to offer one of these classic, modern design homes with bright & airy rooms with the large windows providing a good deal of light. All three bedrooms are a good size, served by a modern family bathroom with white suite, comprising of a shower, bath, hand basin and toilet. Central heating is gas fired to radiators and the windows benefit from double glazed units. There is a modern fitted kitchen and a good size conservatory to the rear of the property which has double doors opening onto and leading to the rear garden. Outside, the garden extends to approximately 50ft, is well enclosed, predominantly laid to lawn. There is a lawned front garden and garage in a block close by.

LOCATION:

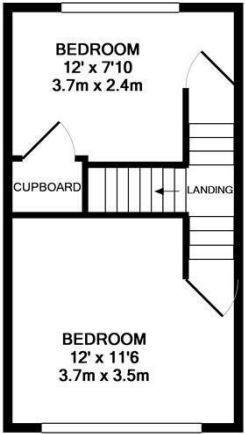
Ideally located within walking distance of Whitton High Street, shops and mainline station. The area is also well served by local schools and bus routes to local areas. The A316 is also close at hand and offers good access through to Richmond and London in one direction and the southwest via the M3 and M25 in the other.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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				Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		66	81			61	78

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.