

235 Percy Road, Whitton, Middlesex TW2 6JL



Offers In The Region Of £950,000 Freehold



A MOST IMPRESSIVE FOUR BEDROOM CHARACTER 1930'S SEMI-DETACHED FAMILY HOME, WHICH HAS BEEN EXTENDED TO THE REAR AND INTO THE LOFT TO PROVIDE EXCEPTIONAL SPACE. THE SUPERB KITCHEN DINING AREA BEING A PARTICULAR FEATURE WITH ITS WIDE OPENING DOORS TO THE GARDENS. WHITTON HIGH STREET, SHOPS AND STATION ARE ALL WITHIN WALKING DISTANCE. OFFERED FOR SALE WITH THE BENEFIT OF NO ONWARD CHAIN.

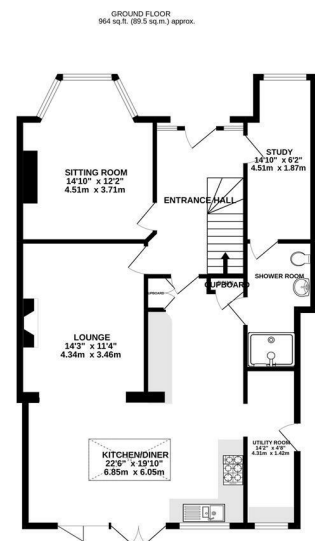
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FOR SALE:

A great opportunity to acquire one of these highly sought after family homes, which has been cleverly extended to the rear and into the loft to provide impressive accommodation.. To the ground floor there are the two large original reception rooms, the front benefiting from the feature large bay, in addition to this the garage has been converted to provide another room which has an en-suite shower room, so could be a great facility for a dependent relative or independent teenager. The extension to the rear provides a lovely dining entertaining area and benefits from the wide opening glass doors to overlook and provide access to the garden. OUTSIDE: To the front there is ample off street parking and to the rear there is a good size and well enclosed garden which has a south easterly aspect.

LOCATION:

No 235 is located on within walking distance of Whitton high street, which has an excellent selection of small independent cafe's, small supermarkets and restaurants as well as the usual shops for the usual day to day necessities. The area is well served by local schools and leisure facilities, and there are bus routes serving the surrounding areas.



TOTAL FLOOR AREA: 1877 sq.ft. (174.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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		79
(69-80) C		
(55-68) D	57	
(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.