

## 157 Nelson Road, Whitton, Middlesex TW2 7BB

SOLD



Asking Price £575,000 Freehold



A DELIGHTFUL THREE-BEDROOM CHARACTER SEMI-DETACHED FAMILY HOME WHICH HAS BEEN WELL CARED FOR BY THE CURRENT OWNERS AND OCCUPIES A BOLD CORNER POSITION CLOSE TO WHITTON HIGH STREET, SHOPS, STATION AND LOCAL SCHOOLS.

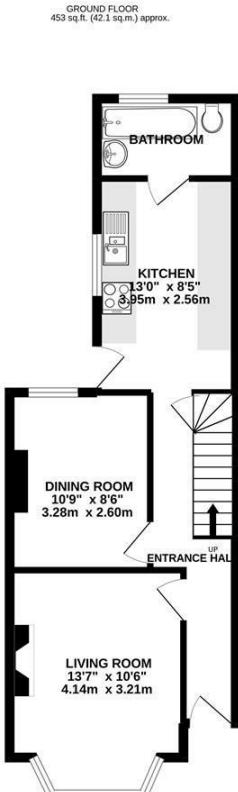
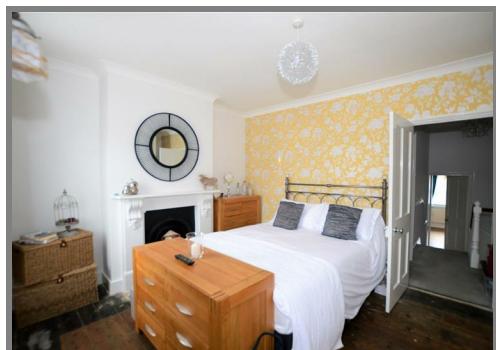
**FOR SALE:**

This lovely property has been the current owner's home for a good many years and it is only now that a move out of the area is planned that they have decided to sell their cherished home. The interior has clearly been well cared for and the bathroom has only recently been updated with a brand-new white suite. The decorative condition throughout is excellent and the accommodation comprises of three good size bedrooms to the first floor with the master bedroom being the full width of the house and the third bedroom has an En-suite shower cubicle and WC. Downstairs there are two separate reception rooms, with the front living room having a feature fireplace. The kitchen is modern and well fitted. The heating is gas fired to radiators and the windows benefit from double glazing.

**OUTSIDE:** To the front there is a small well enclosed garden and to the rear the garden benefits from a southerly aspect, is well enclosed and has a good size lawned area.

**LOCATION:**

Well positioned for Whitton High Street with its excellent selection of small independent shops, small supermarkets and cafe's, No 157 is located within walking distance of all these as well as Whitton Station and local Schools.



TOTAL FLOOR AREA: 851 sq.ft. (79.1 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 inaccuracy. Prospective buyers must satisfy themselves as to the suitability of the property for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Meets with Merton's C2002

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	