

## 329 Nelson Road, Whitton, TW2 7AG



**Asking Price £695,000 Freehold**



**A MOST IMPRESSIVE FOUR BEDROOM HOME WHICH MAKES AN IDEAL FAMILY PURCHASE AS IT IS SUPERBLY PRESENTED THROUGHOUT AND HAS GREAT ACCOMMODATION OVER THREE FLOORS, WHICH INCLUDE A FAMILY BATHROOM AND AN EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM. WELL POSITIONED CLOSE TO WHITTON TOWN CENTRE AND RAILWAY STATION.**

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FOR SALE:

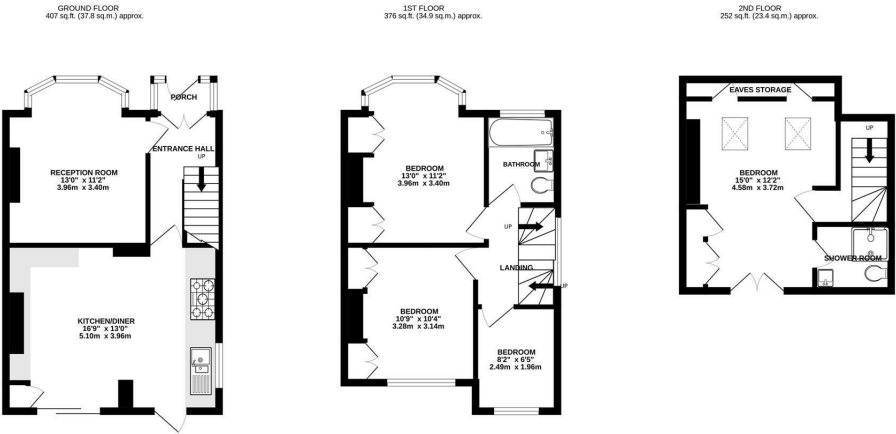
A really lovely family four bedroom semi detached property , which has clearly been well cared for and improved by the current owners. There has been a loft conversion done which provides a good size 4th bedroom and this has its own en-suite shower room. The original three bedrooms are served by a superbly kept family bathroom. The accommodation throughout is exemplary with some lovely wood floors and quality wood doors, the kitchen and dining room have been combined to create a great family eating space which also provides access to and overlooks the rear garden.

An internal inspection is recommended to appreciate this impressive home.

OUTSIDE: There is a small well established fore garden and a shared side access driveway leads to the rear. There is space for a vehicle in the rear garden plus garage and large work shop attached. The garden itself is well kept and with a good size patio area which leads on to the main garden.

LOCATION:

No 329 is located in the slip road, just off Nelson Road near the junction with Hospital Bridge Road. There are some local shops across the road and Whitton town centre and high street with its excellent selection of small independent shops and cafe's as well as the more well known chain options is close at hand. The area is well served by local schools and leisure facilities as well as Whitton Railway station which provides a frequent service to Richmond and London Waterloo.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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 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.  
Made with Metrepro C3025

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 70      | 77        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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.