

## **58 Woodlawn Crescent, Whitton, Middlesex TW2 6BD**



**Offers In The Region Of £725,000 Freehold**



**A FABULOUS THREE BEDROOM SEMI-DETACHED CHALET STYLE HOME, WITH GREAT ACCOMMODATION WHICH IS IDEAL FOR THOSE WHO REQUIRE GROUND FLOOR BEDROOM AND SHOWER ROOM FACILITIES, AS WELL AS A MASTER BEDROOM WITH STUNNING EN-SUITE BATHROOM WITH BOTH BATH AND SHOWER TO THE FIRST FLOOR. WELL PRESENTED THROUGHOUT AND BENEFITING FROM A GREAT LOCATION.**

# 58 Woodlawn Crescent, Whitton, Middlesex TW2 6BD

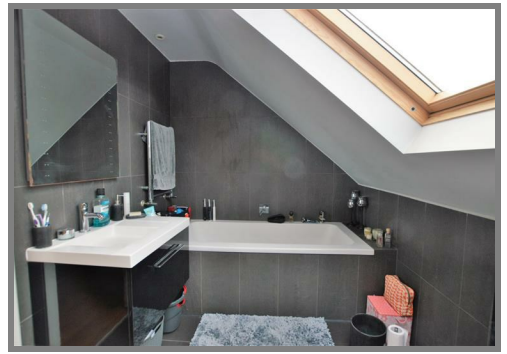
## FOR SALE:

A lovely chalet style three bedroom semi-detached family home, which has been extended to the rear and a first floor has also been created which features a superb master bedroom with a superb en-suite bathroom with both bath and shower. There is also a study/work room ideal for the home office if required. The ground floor features a 25ft through living room, two ample bedrooms and a fully tiled shower room. The kitchen is well fitted and has an adjacent utility/store room.

**OUTSIDE:** The property is approached by its own driveway and this provides ample off street parking. To the rear the garden extends to approx 50ft is well laid out with a good size lawned area and a lovely raised side brick paviour patio, ideal for summer dining.

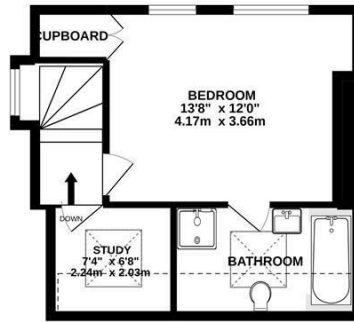
## LOCATION:

Woodlawn Crescent is a highly regarded residential road, tucked away, yet very well positioned for Whitton High street shops and station as well as the A316 which provides good access to Richmond, Twickenham and London in one direction and the M25, M3 and the south west in the other. Crane Park Nature reserve is also a short walk away, ideal for leisure walks, cycling and just enjoying a touch of nature..



GROUND FLOOR  
754 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropix ©2022.

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		
<b>England &amp; Wales</b>	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.*