

43 Derwent Road, Whitton, Middlesex TW2 7HQ



Asking Price £800,000 Freehold



A FABULOUS DETACHED PROPERTY SET IN A TUCKED AWAY AND HIGHLY DESIRABLE RESIDENTIAL LOCATION, CLOSE TO WHITTON HIGH STREET. THE CONDITION THROUGHOUT IS EXCELLENT AND WE STRONGLY RECOMMEND AN INTERNAL VIEWING TO APPRECIATE THIS GORGEOUS HOME, WHICH HAS THREE/FOUR BEDROOMS, A FAMILY BATHROOM AS WELL AS A SEPARATE DOWNSTAIRS CLOAKROOM WITH SHOWER, USEFUL UTILITY ROOM, A STUNNING KITCHEN/DINER AND COSY FRONT ASPECT LIVING ROOM.

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FOR SALE:

This impressive family home offers interesting and unusual accommodation with some lovely improvements that our clients have made during their ownership. Two particular features are the superb kitchen diner which has full width bi-fold patio doors overlooking the rear garden, a lovely large kitchen island with storage beneath and benefits from underfloor heating. There is also the feature galleried landing and staircase leading from the central hallway to the impressive landing.

There are three ample bedrooms to the first floor served by a family bathroom with bath and separate shower. To the ground floor in addition to the spacious kitchen diner there are two further rooms, a delightful living room with fireplace and deep bay window and then one which could easily be used as a study or 4th bedroom.

OUTSIDE: there is a neat fore garden and a side access way leads to a well enclosed rear garden of approximately 45ft which has a good size storage shed tucked in one corner, a patio area and good size well maintained lawn.

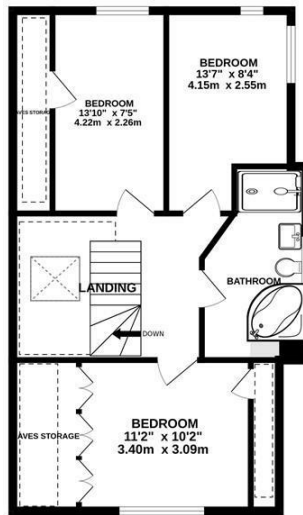
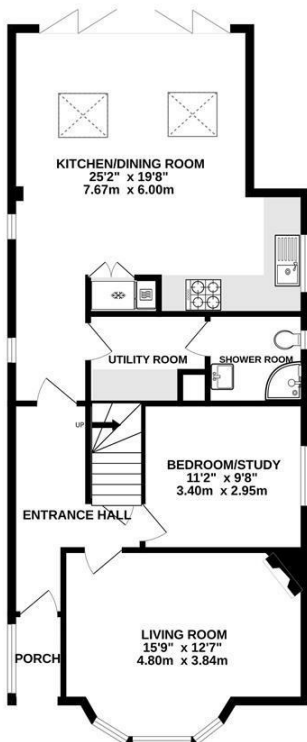
LOCATION:

Derwent road is one of the area's more sought after locations being a no through road and positioned within easy walking distance of not only Whitton high street shops, schools and railway station, but also Hounslow railway station and local shops on the Whitton road.



GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.

1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1494 sq.ft. (138.8 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(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 2012/27/EU	

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.