

58 Springfield Road, Whitton, TW2 6LQ



Asking Price £450,000 Freehold



A GOOD SIZE TWO BEDROOM TERRACE HOME WHICH IS LOCATED IN THIS QUIET RESIDENTIAL ROAD AND BACKS ONTO SCHOOL PLAYING FIELDS. WELL PRESENTED THROUGHOUT AND OFFERED FOR SALE WITH NO ONWARD CHAIN, WE HIGHLY RECOMMEND AN INTERNAL INSPECTION.

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FOR SALE:

This is a good size property which has been well cared for by the current owner and whilst there is always scope to improve and change to your own style and taste, this is a ready to move into home, ideal for the young couple or first time buyer. The accommodation comprises of a decent size living room to the front, a well fitted modern kitchen with super large gas hob and plenty of cupboards and work space. To the rear there is a lovely conservatory which could easily double as a dining room. To the first floor the main bedroom is big with a range of fitted wardrobes to one wall, this and the second bedroom are served by a modern well fitted shower room.

OUTSIDE: There is off street parking to the front and a shared gated side access way leads to the rear.. The rear garden is paved for ease of maintenance and well enclosed.

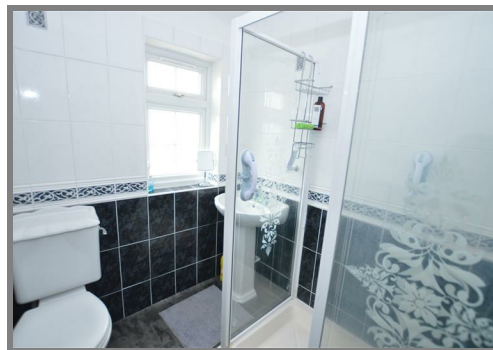
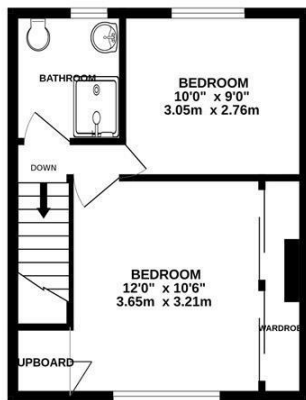
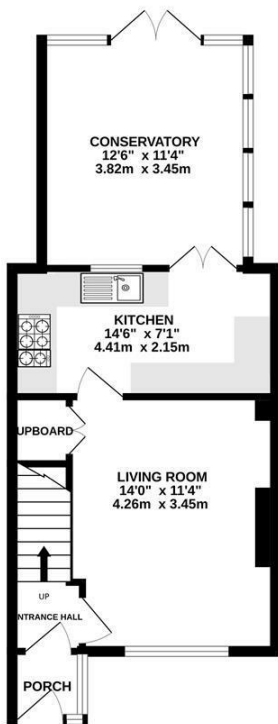
LOCATION:

Springfield Road is located on the west side of Whitton, and the high street and station are within walking distance. Local schools are close by and the Powder Mill Lane recreation ground is a short walk away.



GROUND FLOOR
456 sq ft. (42.3 sq.m.) approx.

1ST FLOOR
334 sq ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq ft. (73.4 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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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.