

38 Evelyn Close, Whitton, TW2 7BN



Asking Price £675,000 Freehold



A GOOD LOOKING CHARACTER HOME, LOCATED IN A CUL-DE-SAC AND OFFERING THE INCOMING PURCHASER NO ONWARD CHAIN. THIS 3/4 BEDROOM HOUSE IS RIPE FOR IMPROVEMENT TO THE INCOMING PURCHASERS OWN STYLE AND TASTES, AND IS LOCATED CLOSE TO WHITTON HIGH STREET.

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FOR SALE

A character 1930's built semi detached home which has been extended over the years to increase the accommodation, in addition to the original three bedrooms there is now a further bedroom converted out of the loft space with a shower and separate toilet. The through living room has a garden room/conservatory to the rear, there is also a generous size kitchen and the heating is gas fired to radiators with the windows being extensively double glazed.

OUTSIDE: to the front there is a paved driveway providing off street parking and side access leads to the rear garden where there is also a good size hobby room / home office, set to the rear, all well enclosed with mature plants and trees.

LOCATION:

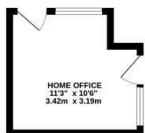
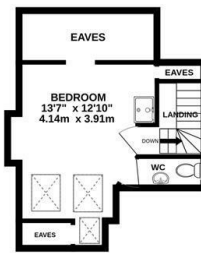
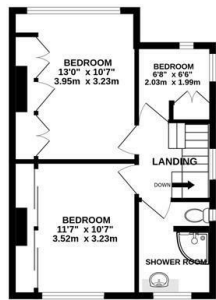
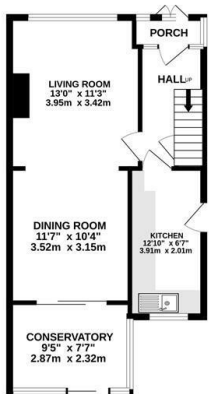
Evelyn Close is a little known residential location, being a no through road situated conveniently for Whitton High Street with its comprehensive selection of independent shops, cafe's and small supermarkets. Whitton Railway station provides a good service to Twickenham, Richmond and London Waterloo. The area is also well served by local schools and leisure facilities and access to central London and the M3/M25/M4 corridor is via the A316 which is within 1/4 mile.



GROUND FLOOR
599 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.3 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		83
(69-80) C		
(55-68) D	60	
(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.