

**7 Redway Drive, Whitton, TW2 7NT**



**Asking Price £825,000 Freehold**



**A BRIGHT AND AIRY, RARELY AVAILABLE CLASSIC THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME, IDEALLY SITUATED IN ONE OF WHITTON'S MOST REQUESTED RESIDENTIAL ROADS OFFERED FOR SALE WITH GREAT POTENTIAL TO EXTEND AND REMODEL TO AN INDIVIDUAL SPECIFICATION, AT A REALISTIC ASKING PRICE.**

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## FOR SALE:

The well proportioned accommodation is presented in excellent decorative condition having been refurbished and redecorated by the current sellers. There is a lovely front aspect living room and a separate rear aspect dining room which overlooks the garden. The kitchen is a good size and there is also a useful utility room/lean to. Upstairs are three generous size double bedrooms, (the third bedroom with additional eaves storage) a bathroom with white suite and a separate WC. There is also a large loft space suitable for conversion to additional bedroom space. Outside the front garden retains a lawn and flower beds together with a driveway providing off road parking which leads to an attached garage. There is also shared side pedestrian access leading to the rear garden which has a raised patio area for secluded entertaining with the rest laid to lawn with further rear sun trap patio and storage shed. An early inspection is highly recommended to appreciate the scope and potential of this fine home to redesign and redevelop to an individual specification. The current sellers have planning permission (dated January 2024) for alterations to the ground floor which are available to be acted upon if required.

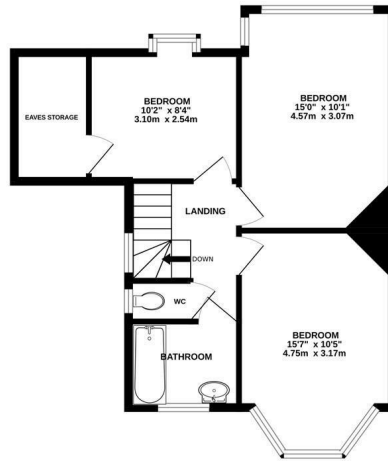
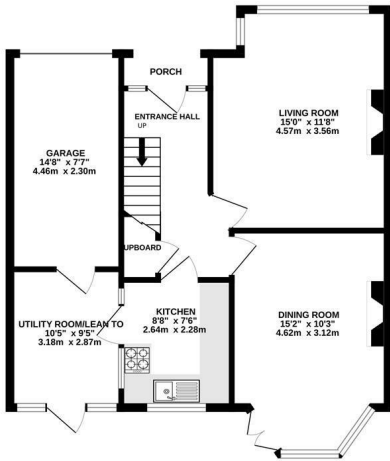
## LOCATION:

Redway Drive is a requested and sought after residential road in central Whitton less than 1/4 mile from the High Street with its popular shops cafes and railway station. Twickenham town centre with its more comprehensive facilities is also close to had as is the A316 providing direct access to central London and the M3/M25/M4 corridor.



GROUND FLOOR  
655 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.1 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(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.