

25 Rydal Gardens, Whitton, Hounslow, TW3 2JJ



Offers In The Region Of £715,000 Freehold



A BEAUTIFULLY PRESENTED, SPACIOUS, FOUR BEDROOM SEMI DETACHED FAMILY HOME WITH A STYLISH KITCHEN EXTENSION, QUIETLY SITUATED IN THIS CUL DE SAC LOCATION ON THE WHITTON BORDERS WITHIN THE RICHMOND BOROUGH OFFERED FOR SALE IN EXCELLENT DECORATIVE ORDER.

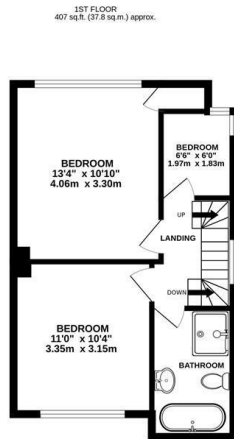
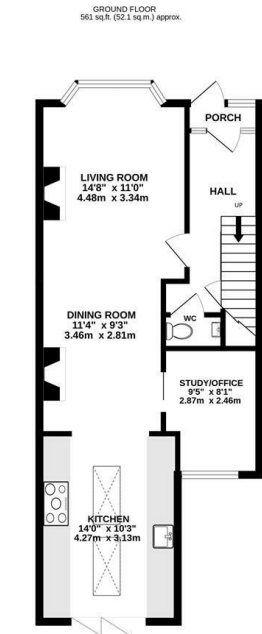
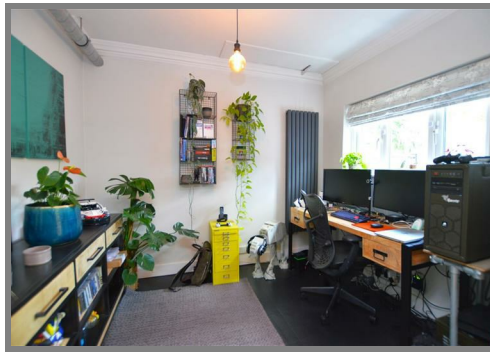
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FOR SALE:

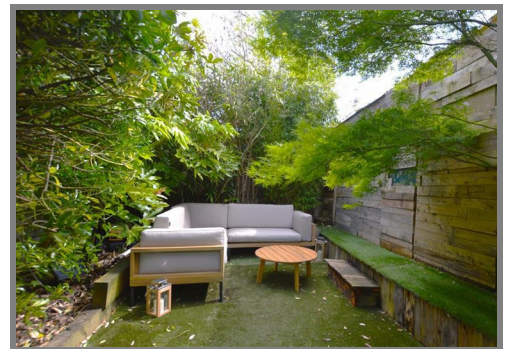
This beautifully presented, semi detached family home has been much improved and extended by the current sellers and now includes impressive, spacious accommodation arranged over three floors. Features include a delightful open plan living and dining room with log burning stove which opens onto a stylish kitchen with roof lights and folding doors leading into the garden. There is also a downstairs cloakroom and the original kitchen has been converted into a versatile home office, study or playroom. Upstairs on the first floor are three good size bedrooms, a lovely four piece bath/shower room/wc and the loft has been converted to comprise a master bedroom suite with shower room/wc and walk in wardrobe. Outside the front garden has been block paved for easy maintenance with side pedestrian access to a secluded rear garden with raised timber decking, imitation grass and hidden seating area concealed behind mature trees and shrubs with large storage shed and rear access.

LOCATION:

Rydal Gardens is a quiet cul de sac on the Whitton borders within the London borough of Richmond. Whitton High Street with its popular shops, cafes and station is within 1/2 mile and Hounslow and Twickenham with their more comprehensive facilities and rail and tube links are nearby. The A316 providing direct access to central London and the M3/M4/M25 corridor is also close to hand.



TOTAL FLOOR AREA: 1221 sq.ft. (113.4 sq.m.) approx.
While 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.
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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	69	
(55-68)	D		
(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.