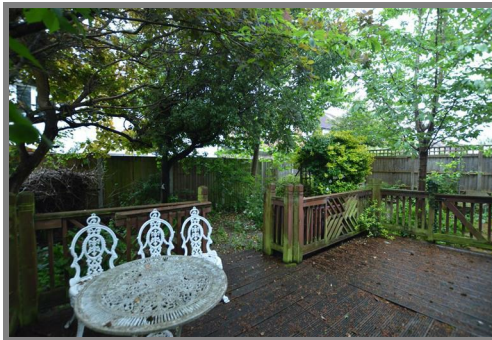


20 Camellia Place, Whitton, TW2 7HZ



Asking Price £650,000 Freehold



OFFERED FOR SALE WITH NO ONWARD CHAIN THIS FOUR BEDROOM FAMILY HOME IS A GREAT PROSPECT TO UPDATE AND IMPROVE FOR THE RIGHT INCOMING PURCHASER, WHO WANTS SPACE AND THE BENEFIT OF A LITTLE KNOWN YET CONVENIENT POSITION CLOSE TO AMENITIES INCLUDING THE HIGH STREET AND STATION.

20 Camellia Place, Whitton, TW2 7HZ

FOR SALE:

A well proportioned family home located in a tucked away location within walking distance of Whitton High Street. This four bedroom property does require some updating and improvement, but is a great opportunity for the incoming purchaser to create a home to suit their own tastes and requirements. There is a good size through living room complimented by an equally well proportioned kitchen / breakfast room which has been extended to the rear and features a cosy snug area with double doors leading outside and to the decking area. To the first floor there are four bedrooms two good size doubles a third with an en-suite shower and a fourth single bedroom, there is also a family shower room.

OUTSIDE: There is a mature front garden and own drive leading to the attached garage. PLEASE NOTE: The garage and drive to the far left does not belong to No 20, it belongs to No 21 Camellia Place.

To the rear the garden is well enclosed and has a variety of mature trees, bushes and shrubs.

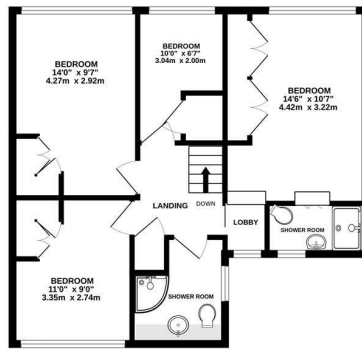
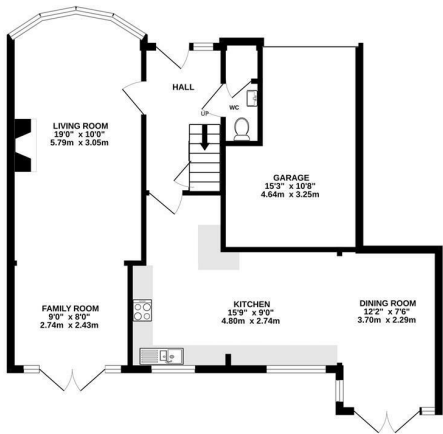
LOCATION:

Camellia place is a little known cul-de-sac of similar aged homes, just off Constance Road and within easy walking distance of Whitton town with its excellent range of independent shops, cafe's and small supermarkets and railway station (all less than 1/2 mile). The area is also well served by local schools, sports and leisure facilities.



GROUND FLOOR
727 sq.ft. (67.5 sq.m.) approx.

1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1321 sq.ft. (122.7 sq.m.) approx.

Whilst 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			
(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.