

## 3 Bramley Close, Whitton, TW2 7ET



**Asking Price £349,950 Leasehold**



**A BRIGHT AND WELL APPOINTED TWO BEDROOM FIRST FLOOR MAISONETTE, PRESENTED IN REALLY GOOD DECORATIVE CONDITION WITH AN UPDATED KITCHEN AND BATHROOM AND OWN PRIVATE GARDEN. SITUATED CLOSE TO WHITTON TOWN CENTRE AND STATION.**

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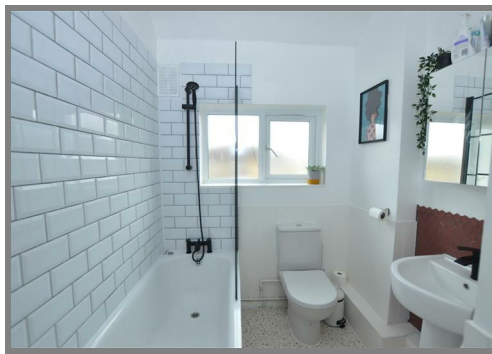
## FOR SALE:

Our client has created a lovely bright and airy home having re-furnished the interior over the last few years with a new kitchen and bathroom as well as redecorating throughout. There are two bedrooms served by a bathroom with white suite, the living room is open plan to the kitchen and both of these have windows overlooking the front, both the bedrooms have rear views which enjoy a southerly aspect.

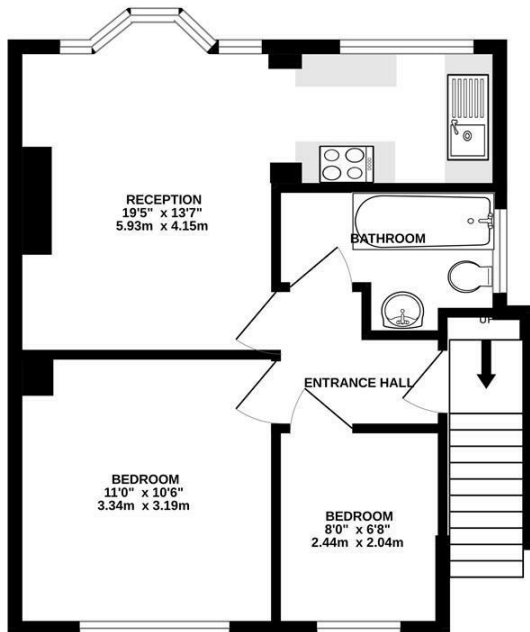
**OUTSIDE:** the property has a private garden to the rear of the maisonettes which is laid out for ease of maintenance and is well enclosed, as well as benefiting from a southerly aspect. The lease was renewed in 2022 at a length of 125 yrs so there is approx 123yrs remaining. The Ground rent is £50 pa.

## LOCATION:

Bramley Close is a little known and tucked away cul-de-sac which is ideally positioned in the quiet residential position just a few minutes walk from Whitton High Street, which has an excellent selection of small independent shops, restaurants and small supermarkets. Whitton Railway station offers a good service into London Waterloo Via Twickenham and Richmond. The area is also well served by local schools and leisure facilities.



FIRST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA - 451 sq.ft. (41.9 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 |                         |           |
| (69-80)                                     | C | 71                      | 79        |
| (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.