

27 Crane Way, Whitton, TW2 7NH



Asking Price £845,000 Freehold



AN ATTRACTIVE FAMILY HOME WITH THE CLASSIC 1930'S FEATURES SUCH AS THE DEEP TILED BAY WINDOWS TO THE FRONT SET UNDER A TILED ROOF. THE ACCOMMODATION HAS BEEN EXTENDED TO BOTH THE REAR AND INTO THE LOFT AND IT IS CLEAR THAT THE CURRENT OWNERS HAVE LOOKED AFTER AND IMPROVED THEIR HOME DURING THEIR OCCUPATION AND IT IS ONLY NOW THAT A MOVE OUT OF THE AREA IS PLANNED THAT THEY HAVE DECIDED TO SELL.

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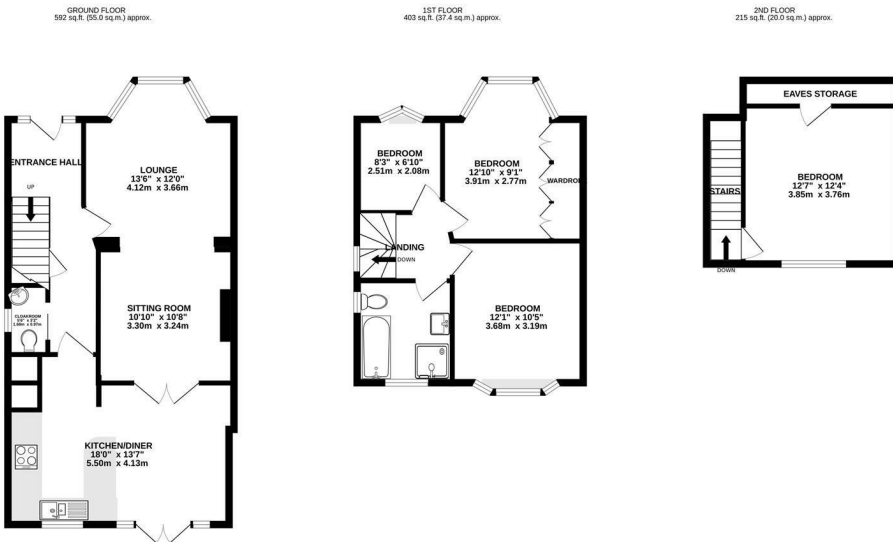
FOR SALE:

This lovely 1930's built family home has much to offer, having been extended to both the ground floor, to provide a lovely kitchen dining room and the conversion of the loft also provides a good size fourth bedroom. To the ground floor there is a delightful through living room and also a useful downstairs cloakroom. To the first floor there are the three original bedrooms, consisting of two double and one single, which makes a great study or work from home office. The superb bathroom has been re-modelled and features both a bath and separate shower, as well as under floor heating. The decorative condition throughout is impressive, the windows benefit from double glazing and the heating is gas fired.

OUTSIDE: There is a neat and well stocked fore garden and a wide shared access driveway leads to the garage, with storage shed to the rear, is set to the side and rear of the property. The garden extends to approx 50ft, features a patio area immediately to the rear which is accessed via double opening doors from the breakfast area. This leads on to a good size lawned area with a lovely mature tree provided shade and there are also well kept hedging to the sides and rear providing seclusion and privacy.

LOCATION:

Crane Way is a favoured residential road of similar 1930's homes, ideally located just a short walk from Whitton high street with its comprehensive selection of small independent shops and cafes as well as several small supermarkets and restaurants. The railway station provides good service to Twickenham, Richmond and only 35mins to London Waterloo. The area is well served by many excellent local schools for all ages.



TOTAL FLOOR AREA: 1209 sq.ft. (112.4 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			
(55-68) D		63	78
(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.