

26 Gilpin Crescent, Whitton, Middlesex TW2 7BP



Asking Price £535,000 Freehold



A LOVELY MODERN THREE BEDROOM TERRACED HOME SITUATED IN A TUCKED AWAY, BUT SOUGHT AFTER LOCATION, SITUATED IN A NO THROUGH ROAD WITHIN AN EASY WALKING DISTANCE OF WHITTON TOWN CENTRE, SHOPS AND STATION. THE GROUND FLOOR BENEFITS FROM A LOVELY OPEN PLAN LIVING AREA.

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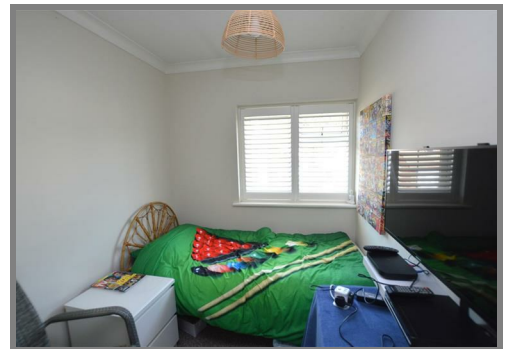
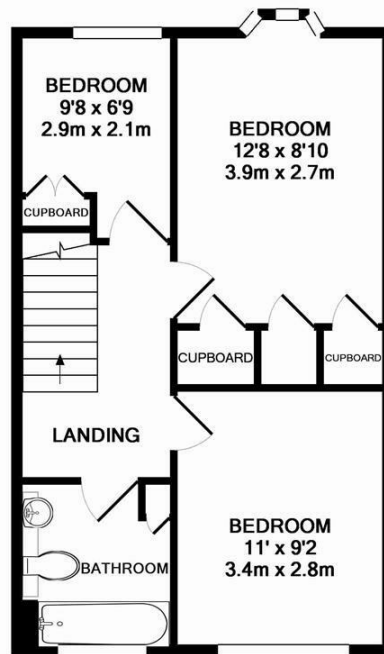
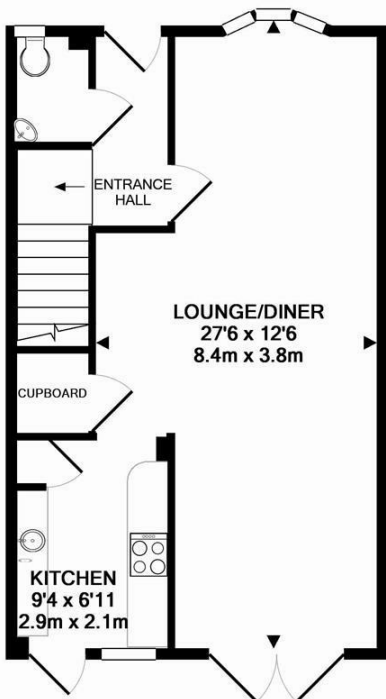
FOR SALE:

Offered for sale with no onward chain, we are pleased to offer this three bedroom terraced home which offers good accommodation at a sensible price. There is a spacious though living room, modern kitchen and a cloakroom with wc to the ground floor and three bedrooms served by a family bathroom to the first floor. Whilst being well cared for, there is scope for decorative improvement and having been competitively priced we advise an internal inspection at your earliest convenience.

OUTSIDE: The garden enjoys a lovely southerly aspect, is well screened to provide privacy. PLEASE NOTE that the current tenants who are responsible for the gardens appearance will be taking a lot of the specimen plants, garden furniture and fittings. We understand that the garden will be left in a reasonable state. There is a garage in a block close by.

LOCATION:

Gilpin Crescent is located in a little known yet convenient location just off the the Nelson road so within walking distance of Whitton High Street shops and railway station. The area is also well served by several local schools.



GROUND FLOOR
APPROX. FLOOR AREA 429 SQ.FT. (39.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 425 SQ.FT. (39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 854 SQ.FT. (79.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		84
(81-91)	B		
(69-80)	C	72	
(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.