

**15 The Ridge, Whitton, Middlesex TW2 7NL**



**Offers In Excess Of £850,000 Freehold**



**A SUPERBLY PRESENTED, BRIGHT AND SPACIOUS EXTENDED THREE BEDROOM CHALET BUNGALOW WITH A SUNNY ASPECT WEST FACING REAR GARDEN AND STUDIO ROOM IDEALLY SITUATED IN THIS QUIET REQUESTED ROAD IN CENTRAL WHITTON CLOSE TO THE HIGH STREET AND STATION**

# 15 The Ridge, Whitton, Middlesex TW2 7NL

## FOR SALE:

This lovely, bright and airy bungalow has been much improved and extended by the current sellers and is presented in excellent decorative condition. Features include a comprehensively fitted open plan kitchen/family room with bifold doors leading to the garden. There is a good size living room with attractive fireplace and a further open plan dining/study room with the custom designed oak staircase. There are two double bedrooms and a fully tiled bathroom/wc, the first floor has been converted to provide a stunning master bedroom with ensuite shower/wc and walk in wardrobe/storage area. Outside the front garden has been block paved and provides ample off road parking for several vehicles with side pedestrian access to a sunny aspect west facing rear garden which is laid to lawn with patio area and studio room suitable for home working, gym etc. An early viewing is highly recommended to appreciate this delightful property.

## LOCATION:

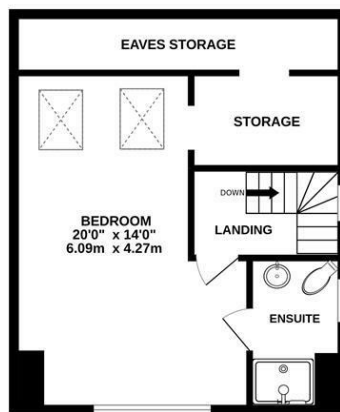
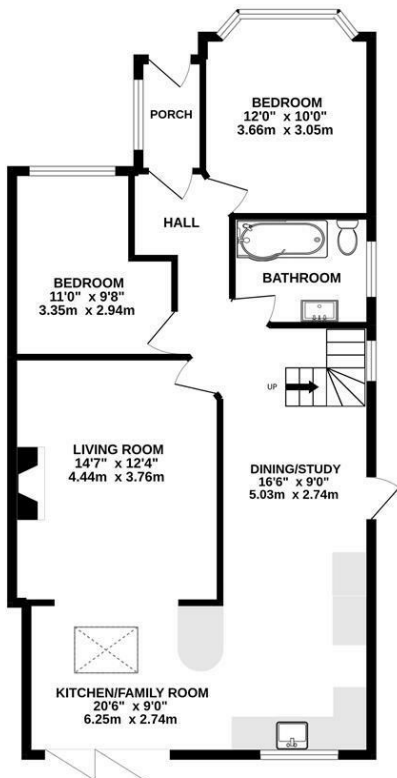
The Ridge is a quiet, popular, requested residential road within 1/2 mile of Whitton High Street with its comprehensive range of popular shops, cafes and railway station. Twickenham with its more comprehensive shopping and leisure facilities and mainline station is less than one mile away.



GROUND FLOOR  
839 sq.ft. (78.0 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1289 sq.ft. (119.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other terms 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) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.