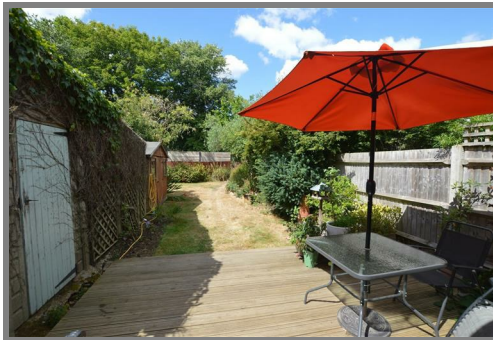


## 62 Ryecroft Avenue, Whitton, TW2 6HR



**Asking Price £945,000 Freehold**



**A FABULOUS CHARACTER HOME IN A HIGHLY SOUGHT AFTER LOCATION. THIS SUPERB 4 BEDROOM FAMILY HOUSE IS IDEALLY POSITIONED CLOSE TO WHITTON HIGH STREET AND RAILWAY STATION, OFFERS GREAT EXTENDED ACCOMMODATION, A LOVELY GARDEN AND HAS CLEARLY BEEN WELL LOOKED AFTER, BOTH INSIDE AND OUT..**

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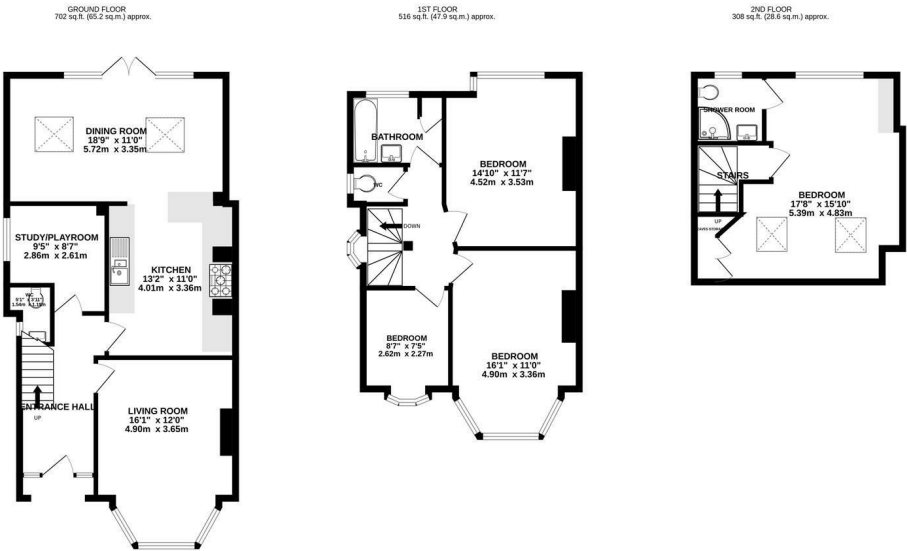
FOR SALE:

A delightful four bedroom family home with a lovely character 1930's exterior, enhanced on the inside with a modern update, featuring an impressive loft conversion providing the fourth bedroom with its own en-suite shower room. To the ground floor, an impressive rear extension has created a superb family eating and living area., which provides access to and overlooks the rear garden. This is in addition to the spacious front living room with a superb deep bay window and 3rd reception room/ study or playroom. All very well presented with the ground floor featuring exposed wood flooring , a modern fitted kitchen and useful downstairs cloakroom. To the first floor there are three ample bedrooms served by a family bathroom and separate WC. The majority of the windows (apart from a few small feature windows) are double glazed and the heating is gas fired to radiators.

OUTSIDE: There is a small neat fore garden and there is a shared access driveway which leads to the garage, which is set to the side and just to the rear of the house. The rear garden extends to approx 60ft, with a decking area immediately to the rear., this leads on to a good size lawned area which is well screened for privacy from behind by mature trees. The garden also benefits from a south / westerly rear aspect.

LOCATION:

Ryecroft Avenue is a prime residential road of quality 1930's built homes, part of the Montrose estate, within walking distance of Whitton High Street, shops and station. Bus routes to local areas are close by and the area is well served by local schools and leisure facilities.



TOTAL FLOOR AREA : 1526 sq.ft (141.8 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.  
Made with Metrepro C3D25



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.