

## 18 Arnold Crescent, Isleworth, TW7 7NT



**Offers In The Region Of £550,000 Freehold**



**A classic 1950's built three bedroom semi-detached family home which is offered for sale for the first time since new. This is a great opportunity to acquire a lovely well cared for family home which can be updated and improved to suit the next owners own taste and style. Located in this popular residential road on the Whitton, Isleworth , Hounslow borders.**

# 18 Arnold Crescent, Isleworth, TW7 7NT

## FOR SALE:

It is not often that we are able to offer for sale a home that has been with the same family for over 65 years, but this handsome 1950's built property three bedroom house is one. It has been clearly been well loved and cared for over the years, but the time is right for it to be passed on to a new owner who can update and improve to suit their own requirements, so it is a bit of a blank canvass, but one that does benefit from gas heating and double glazing.

**OUTSIDE:** There is a side shared access driveway which leads to a garage which is set to the side and rear. The garden faces west and is well enclosed extending to just under 40ft and with a good size lawned area. There is a neat well enclosed fore garden, again mainly laid to lawn.

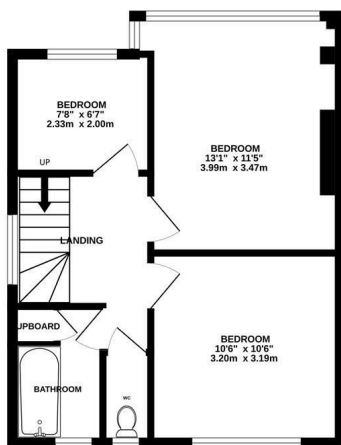
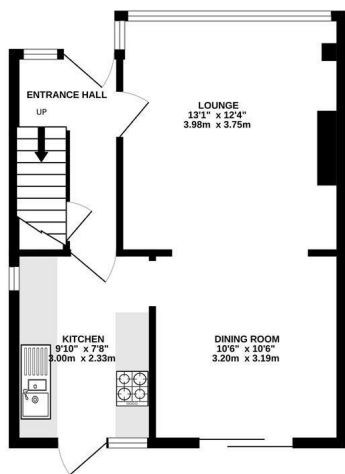
## LOCATION:

Arnold Crescent is located within close proximity to Twickenham, Isleworth, Hounslow and Whitton. The National Rugby stadium and Tesco main store are close by and the area is well served by local transport links.



GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.

1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.