

Rosecroft Gardens Twickenham



£2,150 Per Month

- Semi-detached bungalow
- Two double bedrooms
- Kitchen dining room
- Garage for storage
- Part or unfurnished
- Newly decorated
- Sitting reception room
- Shower room and W.C.
- Private rear garden
- Available July

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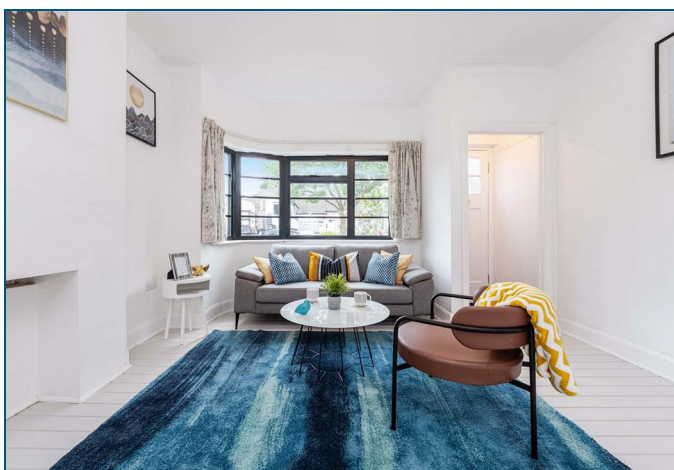
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A wonderful semi-detached bungalow with two double bedrooms, garage for storage and a private rear garden. The property is located in a popular residential area and gives good access to the amenities of Whitton High Street via Chertsey Dene Passage. Whitton Railway Station and local bus services are close by.

The entrance opens onto the bright and spacious sitting reception room. A squared arch leads to the dining reception area with a side aspect window providing additional light. The newly fitted kitchen with ample storage and integrated appliances includes a stainless-steel electric oven, electric hob, extractor, fridge freezer and washing machine. The spacious principal bedroom has direct access to the rear garden. There is a further second double bedroom. There is a partially tiled shower room with walk-in shower cubicle, wash hand basin and W.C. Additional features include wooden flooring, gas central heating, and newly decorated presentation throughout the home.

Outside there is a lawned front garden with flowers and shrubs. Side access leads to the private rear garden which is mostly laid to lawn and features a paved patio area and trees and shrubs borders. A garage provides useful storage.

Council tax is band D with Richmond Borough Council. Available from early – mid July. Offered part or unfurnished.





Rosecroft Gardens

Approximate Gross Internal Area = 58.7 sq m / 632 sq ft

Garage = 8.7 sq m / 93 sq ft

Total = 67.4 sq m / 725 sq ft

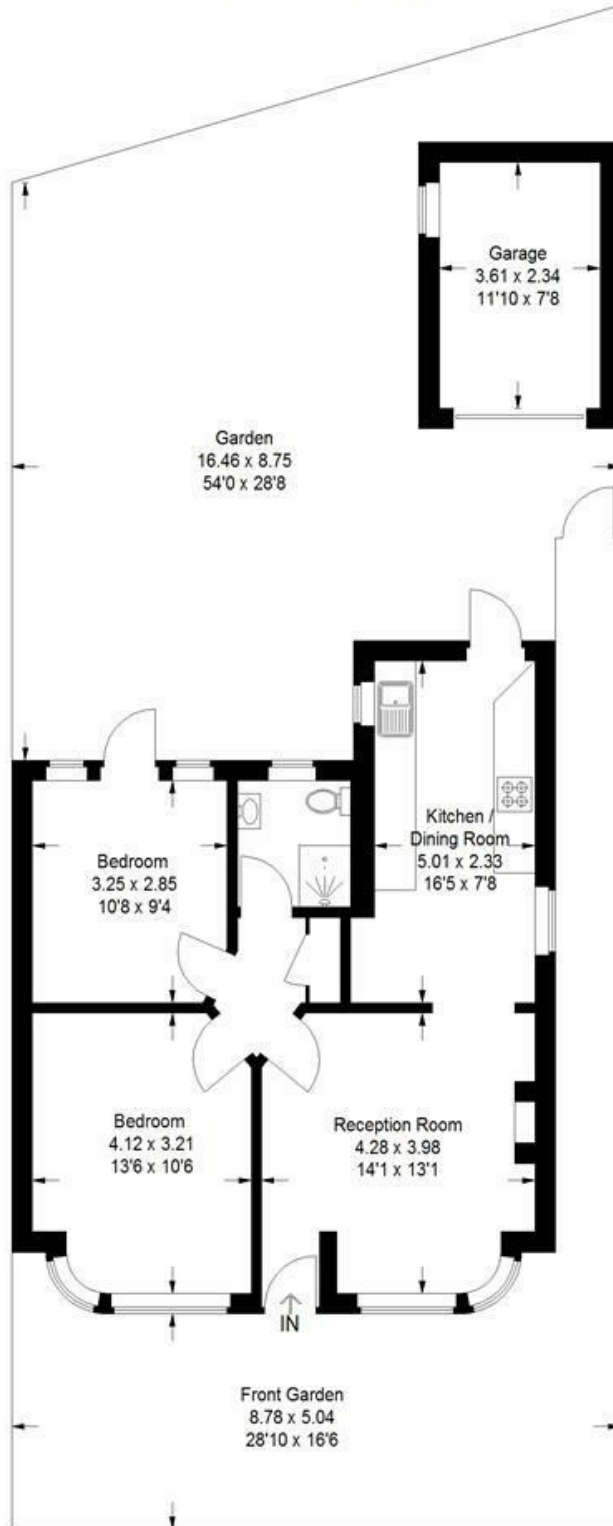
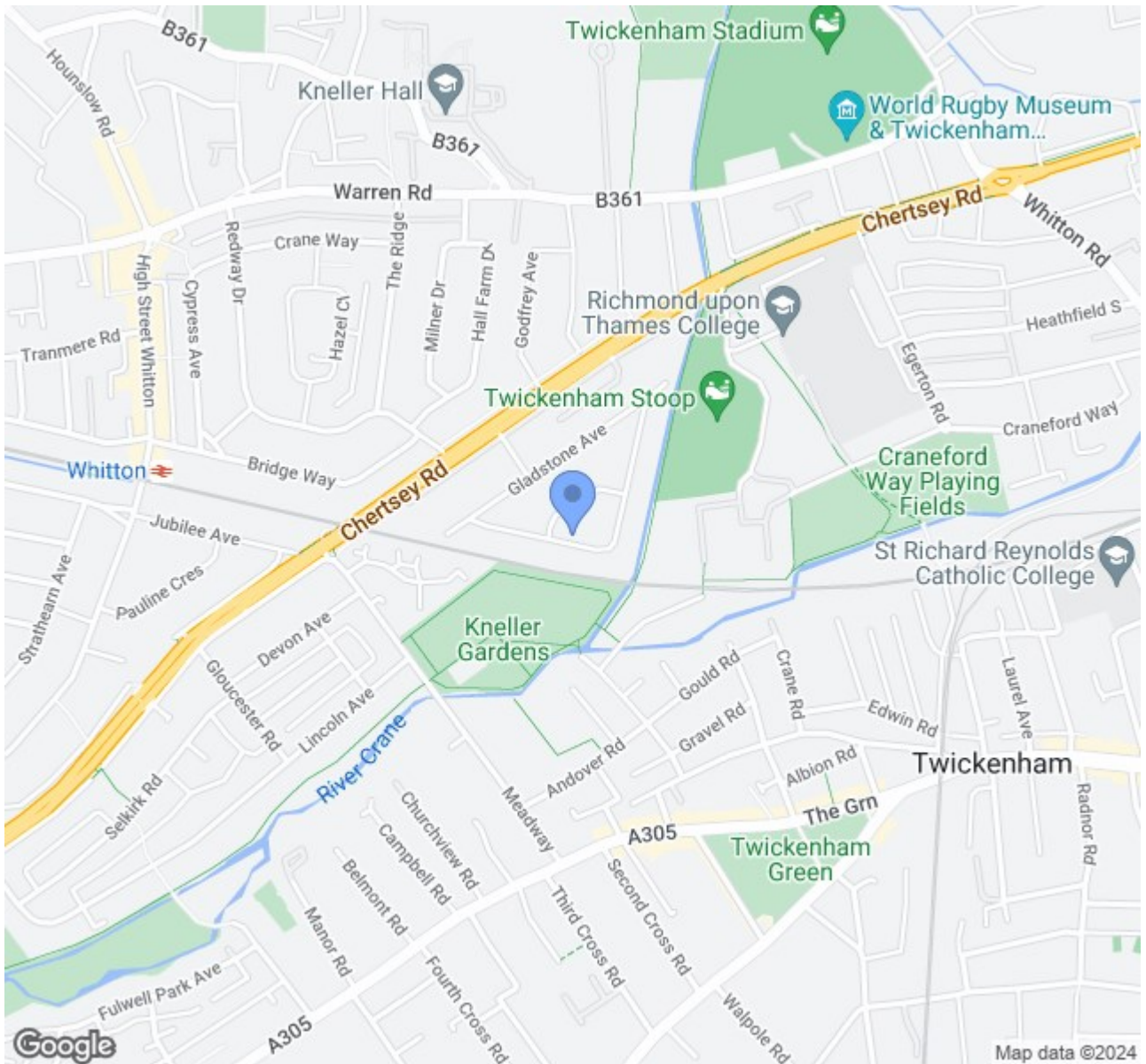


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1095019)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them