

# SNELLERS

ESTATE AGENTS



**Winifred Road, TW12**

**£599,950**

An opportunity to purchase a substantially extended end of terrace property offering approximately 1,400 sq ft of accommodation over two floors. The property would benefit from cosmetic improvement and offers a buyer the scope to create a spectacular family home.





The ground floor accommodation consists of an entrance hall with a storage cupboard and staircase leading to the first floor landing, an extended double aspect spacious reception room with a feature fireplace and uPVC double glazed sliding doors leading to the rear garden, an extended fitted kitchen/dining room with a uPVC double glazed door leading to the rear garden, an inner hall with a large storage cupboard and separate cloakroom and door leading to an integral garage.

The first floor accommodation consists of a landing, a principal double bedroom with an ensuite shower room, two further double bedrooms with fitted wardrobes, a single bedroom and a family bathroom.

Outside to the front is a garden which is mostly laid to lawn with a hardstanding providing off street parking for two vehicles with direct access to the integral garage. To the rear is a generous sized garden which is mostly laid to lawn, rest laid to hardstanding with a 73 sq ft outbuilding.

Winifred Road is a popular residential road ideally located for Sainsbury's St Clare Superstore and access to the A316. Hampton Hill High Street with its array of local amenities and services is located within one mile of the property.

- Four Bedrooms • Spacious Reception Room • Kitchen/Dining Room •
- Bathroom & Shower Room • Garage & Parking • Large Rear Garden •

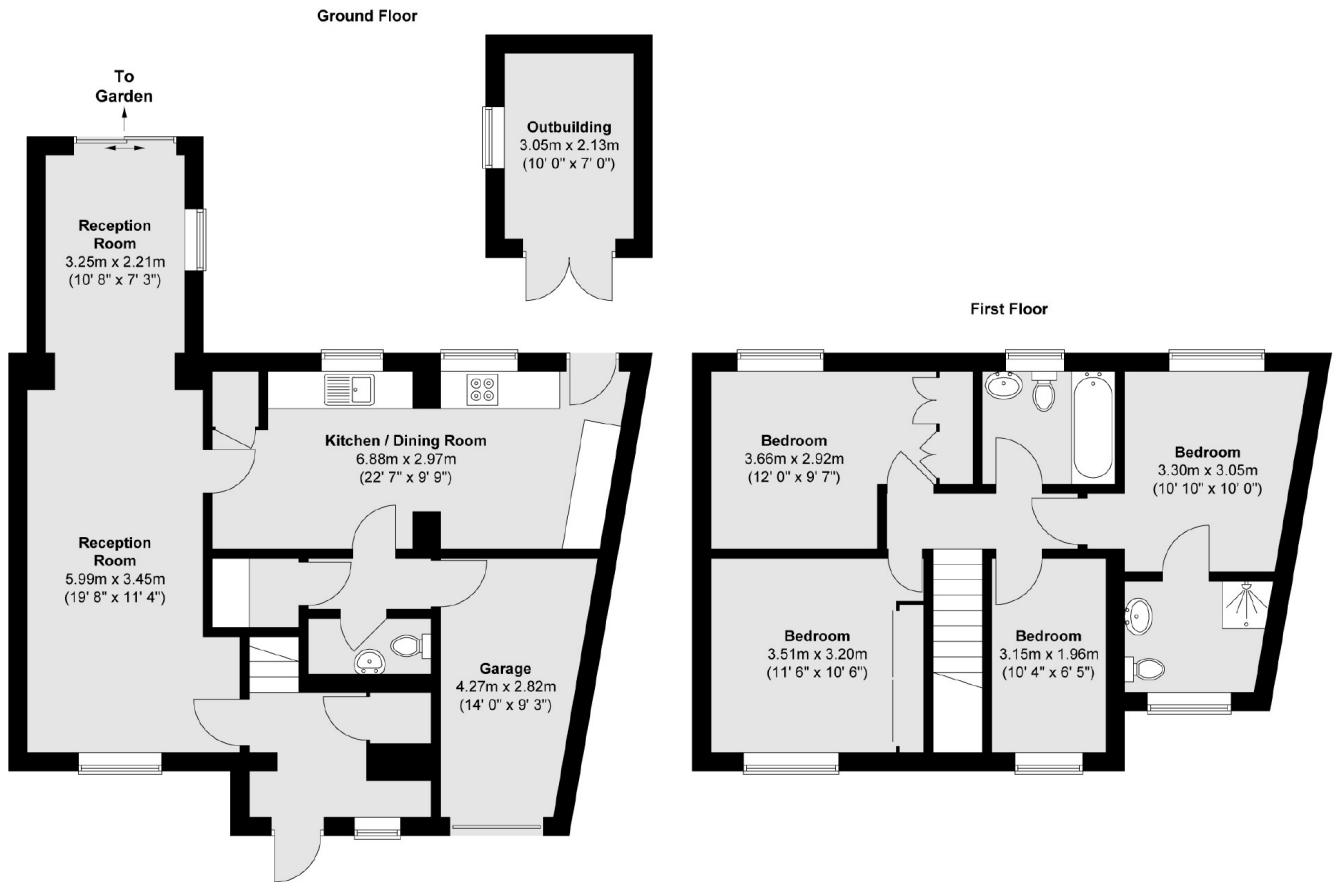






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Total area (approx.) : 129 sq. m (1388 sq. ft)  
Total outbuilding area (approx.) : 6.8 sq. m (73 sq. ft)

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Energy Rating: C We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order