



**Shaw  
& Co**  
ESTATE  
AGENTS

**£600,000**

**Wills Crescent**

Whitton, TW3 2JD

## PROPERTY SUMMARY

Positioned in the sought-after and tranquil Wills Crescent in Whitton, this lovely 1930s terraced home offers a great mix of comfort, space, and practicality. Perfect for family life!

Inside, the house opens into a bright and welcoming through lounge, ideal for relaxing or hosting friends and family. This flows into a generous dining area and an open-plan kitchen, which features skylights that flood the space with natural light, creating a warm and airy atmosphere that's perfect for everyday living.

Upstairs, there are three well-proportioned bedrooms, offering plenty of flexibility for family members, guests, or a home office. The loft is also currently used as a bedroom and offers potential for further development, with space for a dormer and an en-suite if desired.

The main bathroom is smartly presented and provides a peaceful spot to unwind, while a convenient ground-floor WC adds practicality for busy households or when entertaining.

Outside, there's off-street parking for one car and a private, easy-to-maintain garden; ideal for those who want outdoor space without the upkeep.

Located in a friendly and well-connected neighbourhood, with local amenities, schools, and transport links all within easy reach, this home is a great option for anyone looking to settle down in a welcoming part of town.

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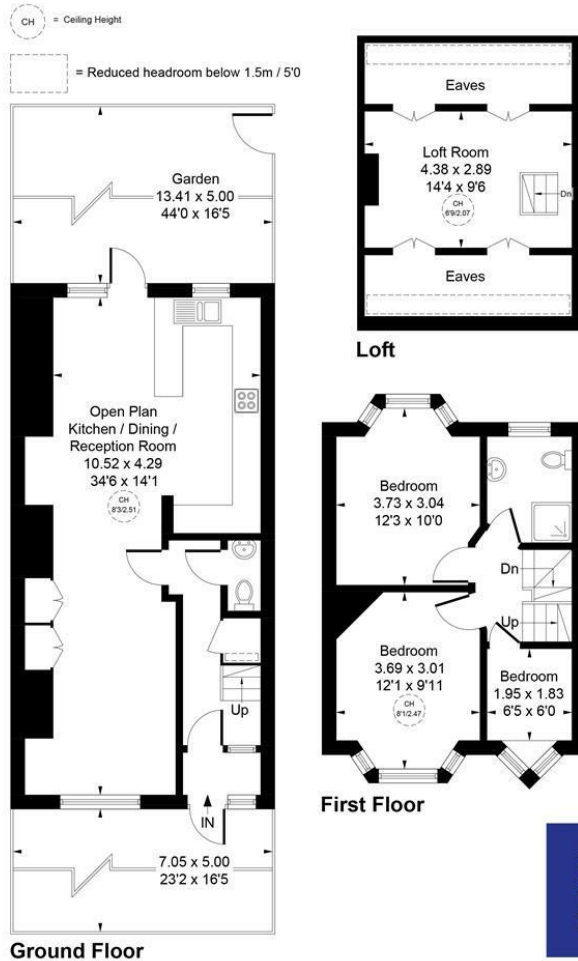


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Approximate Gross Internal Area = 85.85 sq m / 924 sq ft  
 Loft (Excluding Eaves) = 12.76 sq m / 137 sq ft  
 Total = 98.61 sq m / 1061 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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**LOCAL AUTHORITY**  
 Richmond Upon Thames

**TENURE**  
 Freehold

**COUNCIL TAX BAND**  
 D

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	80
(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	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**OFFICE ADDRESS**  
 Whitton  
 Twickenham  
 TW2 7LT

**OFFICE DETAILS**  
 0208 894 3646  
 whitton@shawandcoestates.com