

# SNELLERS

ESTATE AGENTS



**Grove Crescent, TW13**

**£450,000**

Offers over £450,000. A fantastic opportunity to acquire a well presented and spacious three bedroom family home measuring approximately 974 sq.ft of living space. Further benefits include a large private garden, off-street parking, scope to extend (STPP) and no onward chain.



Arranged over two floors the accommodation offers an internal porch, a spacious entrance hallway, a kitchen and a large double through reception room with sliding doors onto a larger than average private garden.

On the first floor there are two generously proportioned double bedrooms, a family bathroom and a further bedroom.

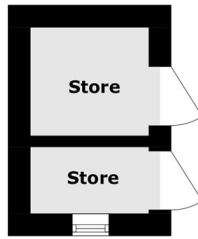
Grove Crescent is a popular residential road located on the Hampton/Hanworth border and is conveniently situated for Bear Road recreational ground and an array of local shops including a Tesco Express, Boots Pharmacy and a Post Office. The property provides easy access onto the A316/M3 motorway leading into Central London and out onto the M25 motorway.

- Family Home • Three Double Bedrooms • Over 970 sq.ft •
- Large Private Garden • Off-Street Parking • No Chain •

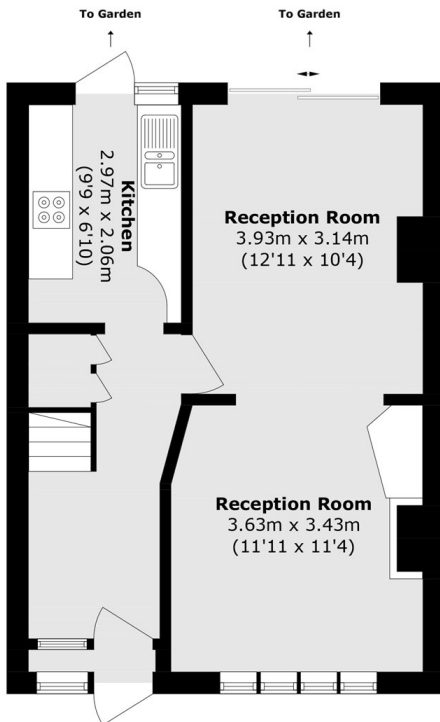


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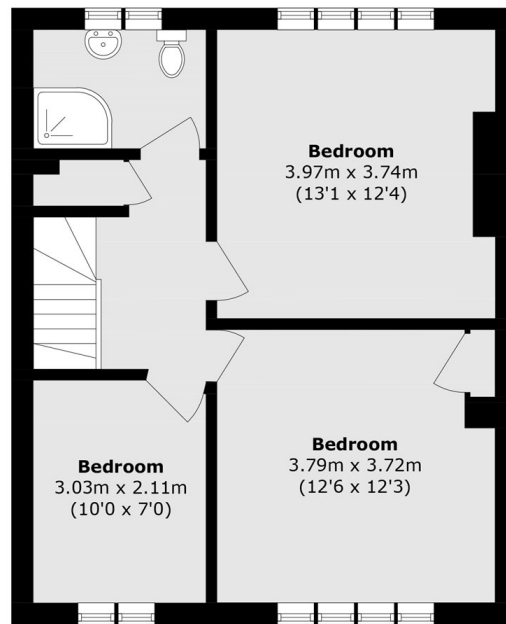
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**Ground Floor**



**Ground Floor**



**First Floor**

Total area (approx.): 90.5 sq. m (974.1 sq. ft)

Outbuilding (approx.): 4.1 sq. m (44.1 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