

## 41 Warren Road, Whitton, TW2 7DH



**Asking Price £650,000 Freehold**



**AN IMPOSING 3 BEDROOM HOME WHICH HAS CLEARLY BEEN WELL CARED FOR BY OUR CLIENTS, HAVING ADDED TO AND IMPROVED OVER THE LAST FEW YEARS. THERE ARE 2 SEPARATE RECEPTIONS, A MODERN KITCHEN AND A GOOD SIZE REAR GARDEN WHICH HAS A HOME OFFICE TO THE REAR. WELL LOCATED AND RECOMMENDED BY US FOR AN INTERNAL VIEWING**

# 41 Warren Road, Whitton, TW2 7DH

## FOR SALE:

A lovely family home which has been lived in by the same family for some time, they have improved and maintained their home having added a really nice dining room which enjoys a great outlook over the rear garden and with its sky light and big windows it benefits from a lot of light. The kitchen has been updated and the decorative condition throughout is good. They have also converted the old garage at the bottom of the garden into a really handy home office with light and power. There is also a good size storage room.

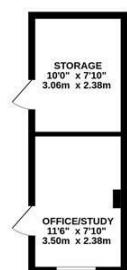
OUTSIDE: To the front there is a large paved fore garden, gated side access leads to the rear and the garden benefits from a southerly aspect, is well secluded, with a variety of small trees and shrubs and extends to appro 70ft.

## LOCATION:

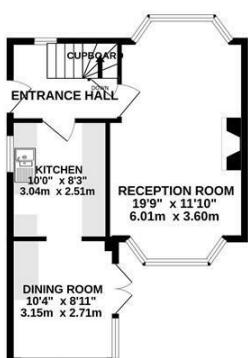
Situated not far from Whitton High street shops and railway station this property is also well positioned for Twickenham and local schools, with Chase Bridge being a short distance along the road. The area is well served by sports and leisure facilities and the new Radnor House School will be opening in the near future in the old Kneller Hall.



GROUND FLOOR  
607 sq ft. (56.4 sq.m.) approx.



1ST FLOOR  
354 sq ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA - 961 sq ft. (90.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Measurements on the floorplan are not to scale. Dimensions may not be accurate and are given as a guide only. Prospective purchasers should not rely on them as facts and must satisfy themselves as to their accuracy. Services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	75
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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.*