



Warburton Road, Twickenham, TW2 6EP

£465,000

A three bedroom mid-terraced family home situated with easy access to Whitton High Street, Whitton mainline station, bus routes and local schools. The accommodation comprises, on the ground floor, lounge, kitchen, conservatory and bathroom, on the first floor three bedrooms. Outside there are front and rear gardens. The property also benefits from double glazed windows and central heating and is offered to the market with no onward chain.

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Enclosed Entrance Porch

Front door to...

Lounge

Front aspect double glazed window, radiator, laminate flooring, feature fire surround, cupboard housing meters, stairs to first floor, door to...

**Kitchen**

1 1/2 bowl single drainer sink unit with mixer tap and cupboard below, space for cooker and washing machine, part tiled walls, wall mounted boiler, through to...

Inner Hallway

Door to garden door to conservatory and door to...

Bathroom

White suite comprising tiled enclosed bath, wash hand basin, low level w/c, tiled walls and flooring.

Conservatory

Sliding doors to garden.

First Floor Landing

Access to loft, doors to rooms.

Bedroom One

Front aspect double glazed window, radiator, built-in cupboard.

Bedroom Two

Rear aspect double glazed window, radiator, built-in cupboard.

Bedroom Three

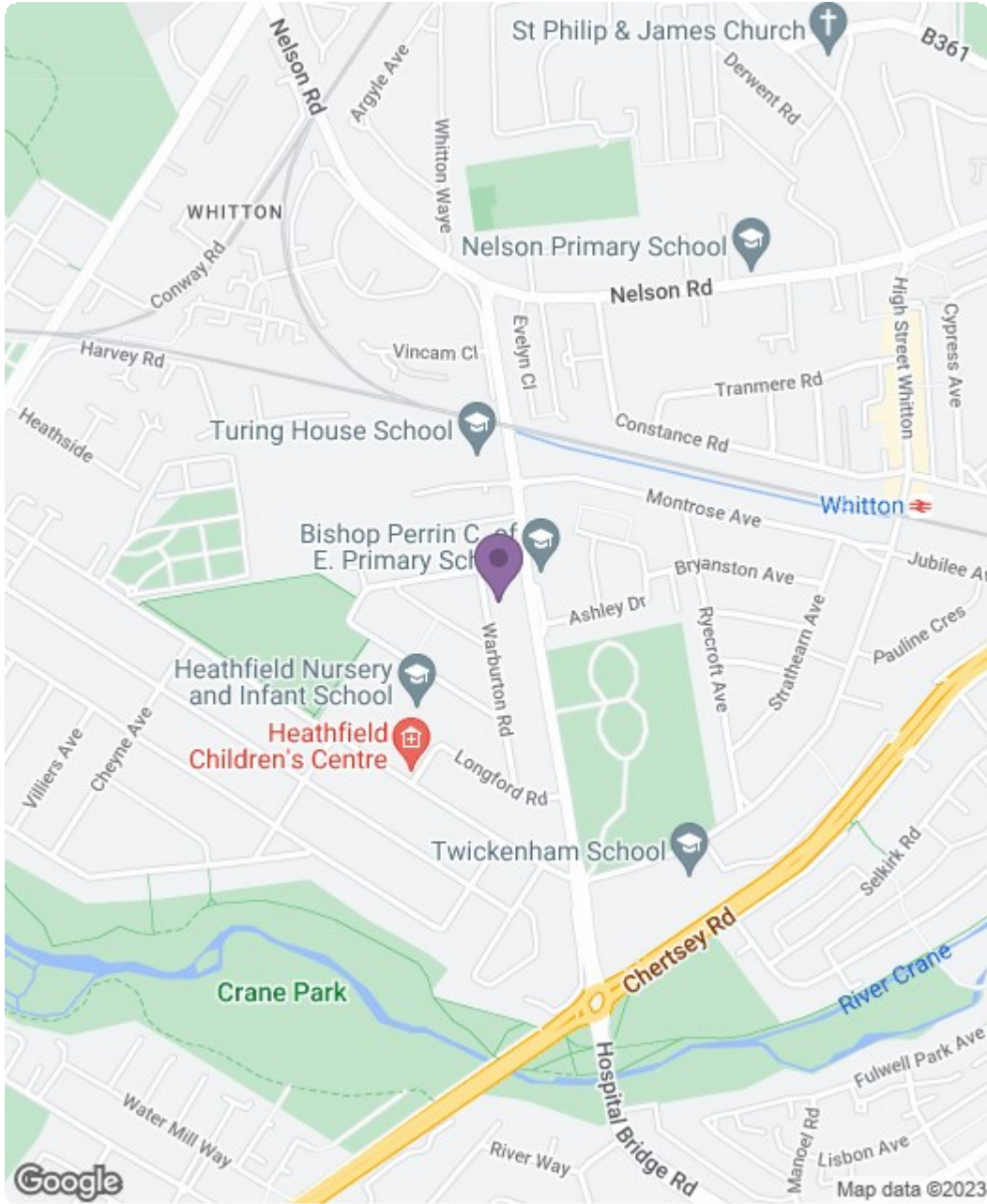
Rear aspect double glazed window, radiator.



Outside**Rear Garden**



Side access, paved patio area, further concrete paved area, summer house and storage shed.





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