

17 Ryecroft Avenue, Whitton, Middlesex TW2 6HH



Asking Price £865,000 Freehold



WHAT A LOVELY HOME! THIS IMPRESSIVE 1930'S THREE BEDROOM FAMILY HOME HAS MUCH TO BE PROUD OF, WITH A SUPERBLY PRESENTED INTERIOR, WELL KEPT MODERN FITTINGS AND GENEROUSLY PROPORTIONED ACCOMMODATION THROUGHOUT, THIS IS A GREAT OPPORTUNITY TO ACQUIRE A QUALITY HOME IN A HIGHLY REGARDED AND VERY CONVENIENT LOCATION.

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FOR SALE:

Once in a while we come across a house like this, which has clearly been well cared for by the current owners, with the presentation and finish throughout being very impressive. The whole house has a warm and welcoming feel throughout with all the usual areas such as bathroom (with underfloor heating) and kitchen having been modernised and well fitted. The spacious family accommodation is a well known feature of these lovely halls adjoining 1930's character homes and a visit inside will not disappoint.

The house also benefits from gas heating and double glazing, with a useful downstairs cloakroom and a handy lean-to utility area which provides covered and enclosed access from the house to the garage.

OUTSIDE: There is ample off street parking to the front provided by a private driveway, this leads to the attached garage. To the rear the garden is well enclosed, extends to approx 60ft and is mainly laid to lawn.

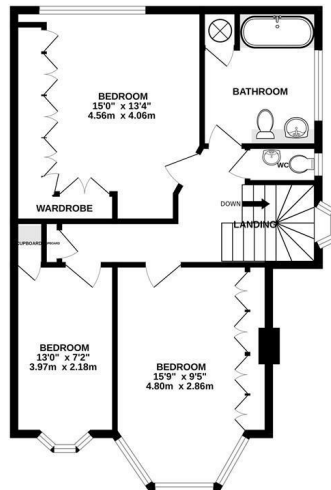
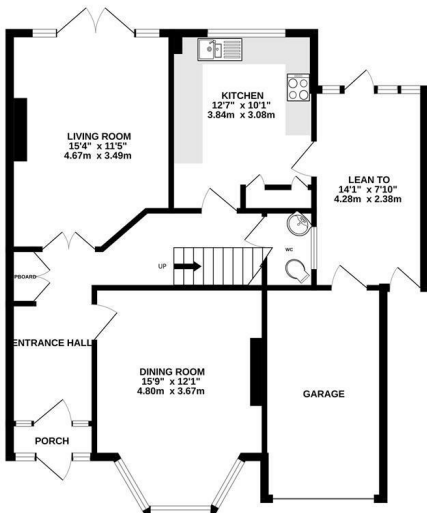
LOCATION:

Ryecroft Avenue is one of Whitton's prime residential roads, sought after not only for the quality and character of the build, but also because of the short distance from the high street shops and railway station, making this a very convenient position for many amenities, as well as local schools, and bus routes to surrounding areas. The A 316 is a short drive away which provides good access to Twickenham, Richmond and London in one direction and the M3, M25 and the south west in the other.



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.

1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(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.