

37a Collingwood Close, Whitton, Middlesex TW2 7AE



Asking Price £269,950 Leasehold



OFFERED FOR SALE WITH NO ONWARD CHAIN, HERE IS A LOVELY ONE BEDROOM GARDEN MAISONETTE. IF YOU ARE PREPARED TO UPDATE AND IMPROVE THIS WILL MAKE A GREAT FIRST TIME HOME, AS IT HAS A SUPER SOUTH FACING PRIVATE GARDEN TO THE REAR, FOR WHICH THERE IS DIRECT ACCESS THROUGH DOUBLE DOORS FROM THE LIVING AREA. WELL WORTH VIEWING.

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FOR SALE:

A lovely ground floor garden flat with an open plan kitchen living room which has double doors providing access to the south facing gardens. There is a double bedroom, storage cupboards and a bathroom with a white suite. The general condition requires updating throughout and would be a great project for the first time buyer looking to get a foot on the property ladder. Remaining lease length approx 86 yrs.

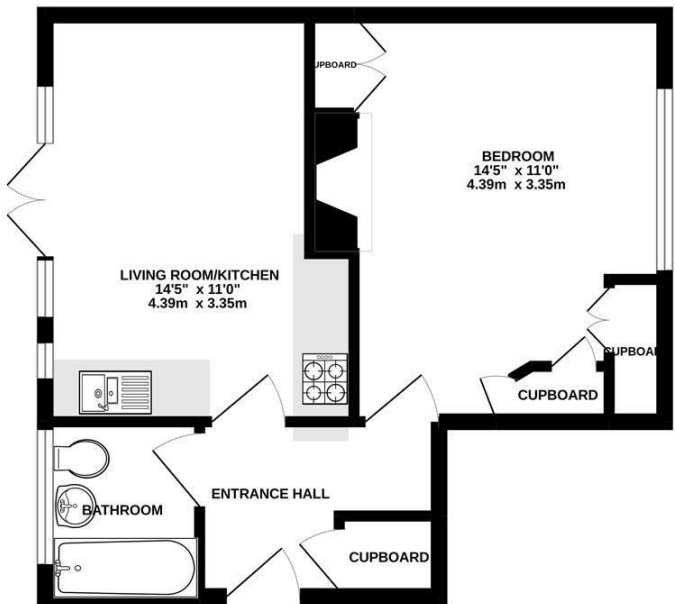
OUTSIDE: The property has the benefit of a front garden and there is secure side access which is shared with the first floor flat and leads on to two storage sheds and then provides access to the private garden for 37a, this is a particular feature and is well stocked with mature plants which in turn provide a good deal of seclusion and privacy. There is an excellent gazebo style summer house, ideal for working from home or just relaxing and enjoying the garden.

LOCATION:

Collingwood Close is tucked away on the south west side of Whitton and has local shops just a short walk away. Whitton town center shops and station are close at hand and the area is well served by schools and leisure facilities.



GROUND FLOOR



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, 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.
Made with Metropix 12/2022

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.