

61 Warren Road, Whitton, TW2 7DJ



Asking Price £610,000 Freehold



A GOOD SIZE THREE BEDROOM END OF TERRACE HOUSE WHICH WOULD MAKE A GREAT HOME FOR THE FIRST TIME BUYER OR YOUNG FAMILY, WELL POSITIONED FOR LOCAL SHOPS ON THE HIGH STREET, LOCAL SCHOOLS AND THE RAILWAY STATION FOR THE COMMUTER.

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FOR SALE:

This well proportioned three bedroom end of terrace house is a good opportunity to acquire a family home located close to local schools and Whitton High Street. There is a through living room and a very useful conservatory has been added to the rear. There is scope for improvement, but the house has been priced to be competitive as the owner is now looking to move out of the area and has already seen something they like. The house also has double glazing and gas heating with a light and bright entrance hall with the entrance door tucked away at the side of the house.

OUTSIDE: There is a large paved front garden and the house is set well back from the road. The side access leads to the large rear garden which has a patio area immediately to the rear and a large lawned area beyond with a timber garden shed to the rear. The aspect, is a sought after southerly one.

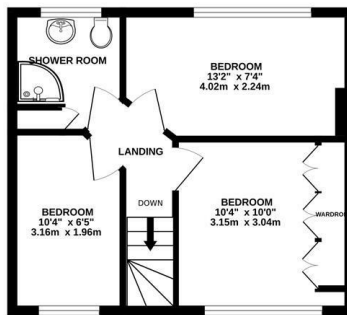
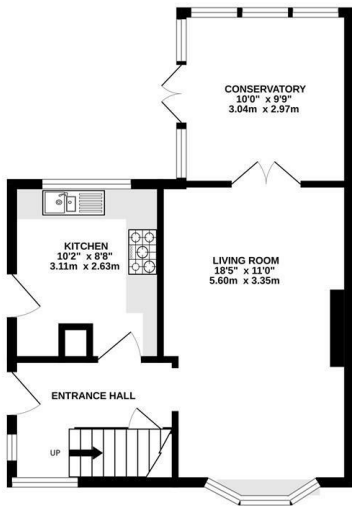
LOCATION:

The house is well positioned being close enough to Whitton High Street and Railway station to walk to, the area is also well served by bus routes and local schools are close by.



GROUND FLOOR
439 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.2 sq.m.) approx.

Whilst 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(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.