

441a Chertsey Road, Whitton, Middlesex TW2 6LS



Asking Price £345,000 Leasehold



OFFERED FOR SALE WITH VACANT POSSESSION AND NO ONWARD CHAIN, THIS IS AN IMPRESSIVE TWO BEDROOM, FIRST FLOOR MAISONETTE WITH EXCELLENT SIZE ROOMS AND THE BENEFIT OF DIRECT ACCESS TO ITS OWN GARDEN. THE PROPERTY IS ALSO IDEALLY SITUATED WITHIN WALKING DISTANCE OF WHITTON TOWN CENTRE, SHOPS, SCHOOLS AND MAINLINE STATION.

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FOR SALE:

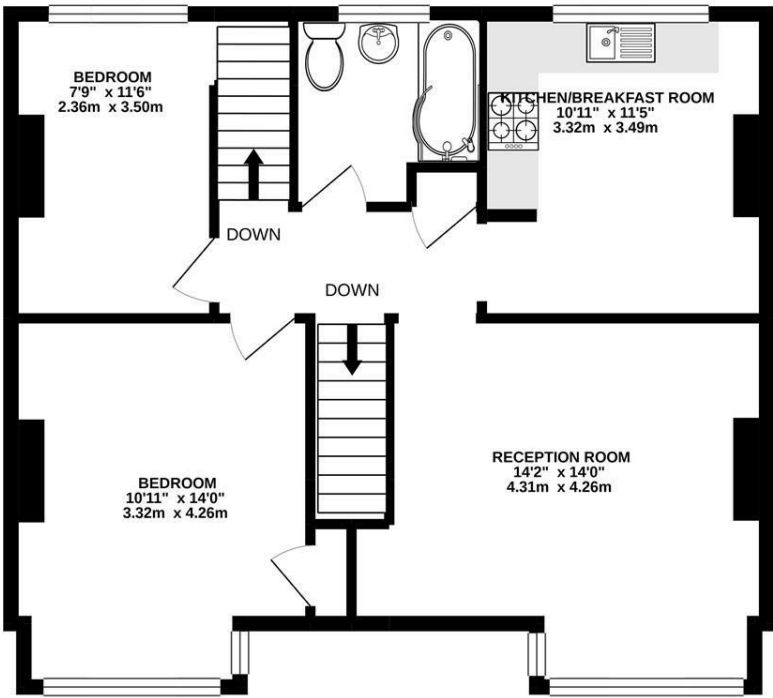
This very individual first floor maisonette with two good size bedrooms, which is rare for a property such as this. This is complimented by a large living room, well fitted kitchen/breakfast room and modern bathroom with white suite. The central heating is gas fired to radiators and the windows benefit from double glazed units. Outside, there is a small fore garden to the front; set to the left as you look at the property, and to the rear there is a well enclosed rear garden of approximately 35ft. which is mainly laid to lawn with a garden shed and pedestrian rear access.


LOCATION:

Situated on the Chertsey Road, Whitton town centre is just a short walk away with its comprehensive range of shops and restaurants and a mainline station which offers a fast and frequent service to London Waterloo. The A316 provides good access though to Richmond and London in one direction and the southwest, M3 & M25 in the other.



1ST FLOOR
698 sq.ft. (64.9 sq.m.) approx.



| Energy Efficiency Rating | | |
|---|---------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | <div>60</div> | <div>79</div> |
| (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  |

TOTAL FLOOR AREA : 698 sq ft. (64.9 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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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.