

1 Bramley Close, Whitton, Middlesex TW2 7ET



Offers In The Region Of £350,000 Leasehold - Share of Freehold



A GREAT OPPORTUNITY TO LIVE IN A GROUND FLOOR MAISONETTE LOCATED JUST A SHORT WALK FROM WHITTON HIGH STREET AND STATION. THIS TWO BEDROOM PROPERTY HAS BEEN CLEVERLY EXTENDED TO THE REAR AND HAS ITS OWN GARDEN WITH DIRECT ACCESS FROM THE LIVING ROOM.

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FOR SALE:

Offered for sale with no onward chain This well cared for home has the benefit of the owner also having the freehold, the accommodation has been enhanced with the addition of the superb living room extension to the rear which has almost full width folding doors that allow access to and overlook the southerly aspect garden. There is a lease of 125 years from 02/11/1983 on this property. It is a superb ground floor maisonette, there are two bedrooms, a good size dining area which opens on to the living room, a modern kitchen and bathroom complete the picture.

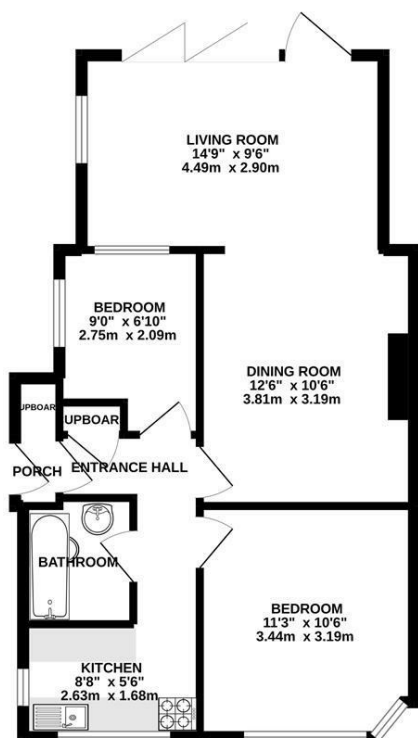
OUTSIDE: The rear garden is laid out on an easy to maintain basis and is well enclosed, and benefits from a southerly aspect. there is also a side access and a garden shed.. No 1 also has the benefit of the front garden.

LOCATION:

Bramley Close is a tucked away cul-de-sac of similar aged maisonettes, positioned within easy walking distance of Whitton High Street. The high street has a great selection of small independent cafe's, and shops, in addition there are several small supermarkets and the railway station provides good and frequent access to Twickenham, Richmond and London Waterloo. The area is also well served by schools and leisure facilities with bus routes providing access to surrounding areas.



GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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	72	77
(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	

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.