

48 Bramley Close, Whitton, Middlesex TW2 7EU



Asking Price £375,000 Leasehold - Share of Freehold



A FABULOUS GROUND FLOOR MAISONETTE WITH TWO BEDROOMS, WHICH IS LOCATED AT THE END OF A SMALL CUL DE SAC CLOSE TO WHITTON HIGH STREET. THE INTERIOR IS WELL PRESENTED AND THERE IS A LARGE CONSERVATORY TO THE REAR WITH ACCESS TO A PRIVATE WELL ENCLOSED GARDEN.

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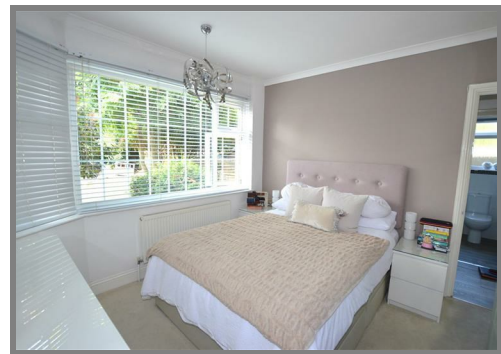
FOR SALE:

These maisonettes are very popular, especially the ground floor ones as they have direct access to their own garden. This lovely home has clearly been well cared for by the current owners with a modern kitchen, nice white bathroom suite, two ample bedrooms and a lovely lounge, which has a very useful conservatory attached, this is currently used as a dining area by the present owners. The heating is gas fired and the window benefit from double glazing.

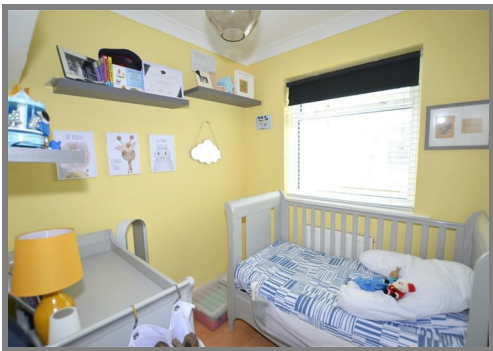
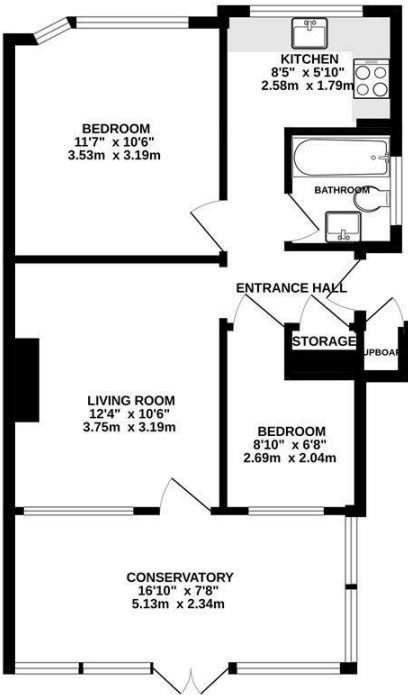
OUTSIDE: To the front, as you look at the maisonette there is a large lawned area with a mature tree providing seclusion. To the rear there is a small private garden area, well enclosed by close boarded fencing.

LOCATION:

Bramley Close is a cul de sac of similar properties, little known yet just a short walk from Whitton High Street, with its excellent selection of small independent shops, restaurants and small chain supermarkets, as well as the railway station which provides good access to Twickenham, Richmond and on to London Waterloo.



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq ft (51.8 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	71	79
(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.