

31 Derwent Road, TW2 7HQ



Asking Price £895,000 Freehold



A DELIGHTFUL FOUR BEDROOM FAMILY HOME, WHICH HAS CLEARLY BEEN WELL LOOKED AFTER BY THE CURRENT OWNERS AND BENEFITS FROM BEING BUILT IN THE BETWEEN WARS PERIOD, SO HAVING THE CHARACTER, STYLE AND ROOM SIZES THAT ARE INDICATIVE OF THIS ERA AND ARE HIGHLY SOUGHT AFTER. LOCATED IN A RENOWN NO THROUGH ROAD CLOSE TO WHITTON TOWN CENTER AND RAILWAY STATION.

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FOR SALE

Built in a lovely character style with the room sizes to impress, this delightful family home is quite a find, located in a tucked away yet convenient residential road close to Whitton High Street and railway station, our clients property is well proportioned throughout with an exceptional kitchen/diner, two gorgeous reception rooms, the living room in particular is well worth a look with a rear portion overlooking the rear garden through triple folding glass doors. The impressive entrance hall leads you through the ground floor and you will also find a most useful downstairs cloakroom, tucked under the stairs.

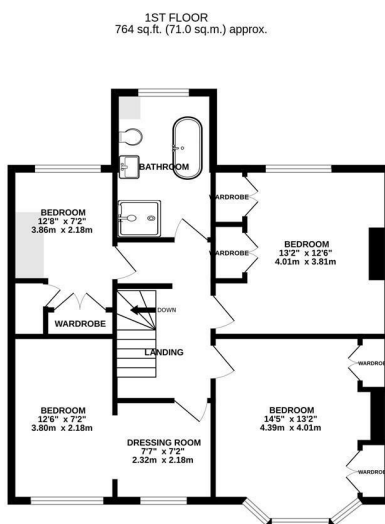
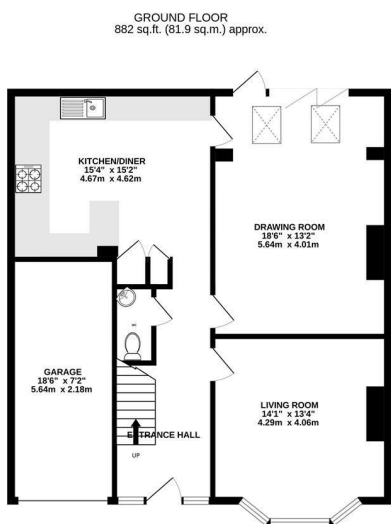
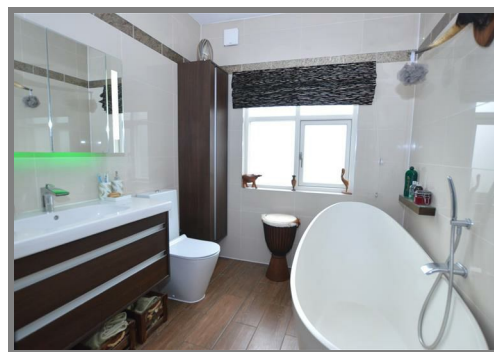
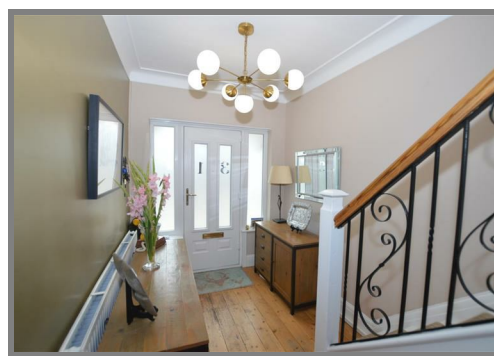
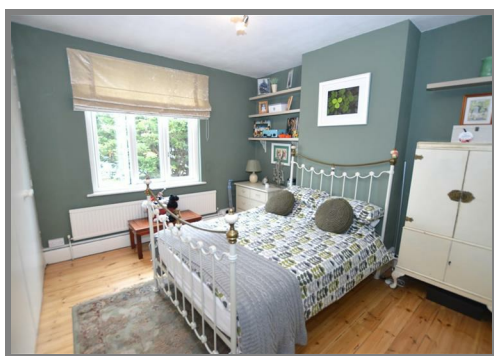
OUTSIDE: There is off street parking to the front with a private drive and an integral garage, which has an automatic door and is currently decked out for storage. There is also a fitted EV car charger. To the rear the pretty garden is mainly laid to lawn, extends to approx 50ft is well enclosed and feature a delightful cabin style shed which benefits from light and power, ideal for sitting in and enjoying a drink on a summer evening.

LOCATION:

Derwent Road is a lovely residential road featuring a mixture of building styles making an interesting and stylish road within which to enjoy your new home. The area is well served by schools for all ages and both Hounslow and Whitton Railway stations are within walking distance.

Whitton High Street has a good mix of small independent shops and cafes as well as the more well known small supermarkets and coffee chains.

There are bus routes to surrounding areas and the A316 is a short drive away.



TOTAL FLOOR AREA: 1646 sq.ft. (152.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	

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.