

16 Old Manor Drive, Isleworth, London TW7 7NN



Asking Price £569,950 Freehold



A BRIGHT AND AIRY, THREE BEDROOM, END OF TERRACE FAMILY HOME HAVING THE BENEFIT OF A LARGER THAN AVERAGE EXTENDED GROUND FLOOR WHICH LEADS TO A SOUTH FACING REAR GARDEN, IDEALLY SITUATED IN THIS QUIET, FRIENDLY, RESIDENTIAL CUL- DE- SAC ON THE WHITTON/ ISLEWORTH/HOUNSLOW BORDER WITHIN THE RICHMOND BOROUGH. THERE IS SCOPE FOR FURTHER EXTENSION (STPP)

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FOR SALE:

This extended family home provides a spacious ground floor which features a front aspect living room, separate sitting room which opens onto a dining room, double length kitchen, downstairs cloakroom and lean-to/conservatory. Upstairs, are three good size bedrooms, bathroom and separate WC. Outside, the front garden provides off road parking for two cars with a side, shared driveway leading to a detached garage and a sunny aspect south facing rear garden. Additional features include double glazing and gas central heating. An early viewing is highly recommended to appreciate the size and potential of this fine home.

LOCATION:

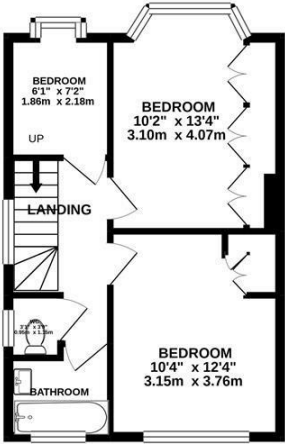
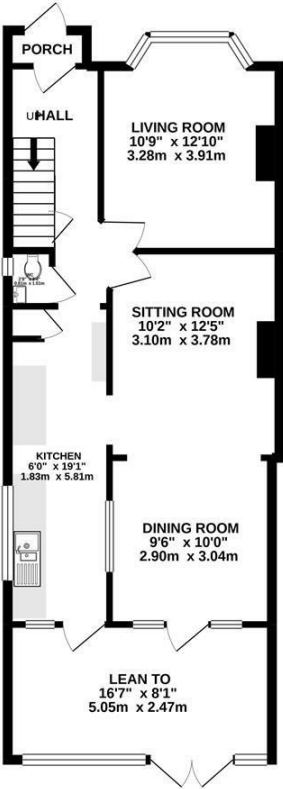
Old Manor Drive is a popular, quiet cul-de-sac on the Whitton/Isleworth/Hounslow borders within the Richmond borough. Whitton High Street with its popular shops, cafes and railway station, with its fast link to London Waterloo is within walking distance. Hounslow and Twickenham town centres with their more comprehensive facilities are also close to hand.



GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 1081 sq ft. (100.4 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.
Made with Metreplan 11/2020

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B		85	(81-91) B		82
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	35		(39-54) E		29
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.