

36 Derwent Road, Whitton, Middlesex TW2 7HQ



Offers In Excess Of £750,000 Freehold



A RARE OPPORTUNITY TO ACQUIRE A UNIQUE, DETACHED FAMILY HOME IDEALLY SITUATED IN THIS QUIET, POPULAR ROAD, CLOSE TO WHITTON HIGH STREET AND STATION OFFERING GREAT POTENTIAL TO REMODEL AND REDESIGN TO AN INDIVIDUAL SPECIFICATION, AT A REALISTIC SELLING PRICE.

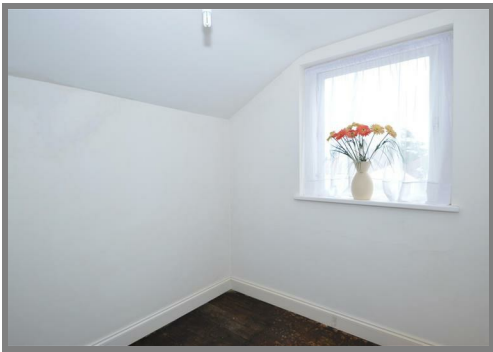
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FOR SALE:

This much loved family home has been occupied by the same family for many years and is now being offered to the market with the benefit of no onward chain. The well proportioned accommodation features a front aspect, good size living room, rear aspect dining room and adjacent kitchen. Upstairs are three spacious bedrooms and a bath/shower room with four piece suite. Outside there is a front garden with mature bushes and shrubs offering much privacy, gated side pedestrian access and a driveway providing off road parking which leads to a large south west facing rear garden. The property requires updating and modernising which is reflected in the asking price. The house represents an ideal opportunity for any purchaser looking for a rarely available, individual, detached home which can be redesigned and reconfigured into an impressive forever home. An early viewing is highly recommended to appreciate its great potential.

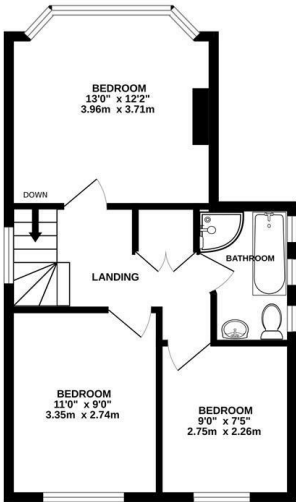
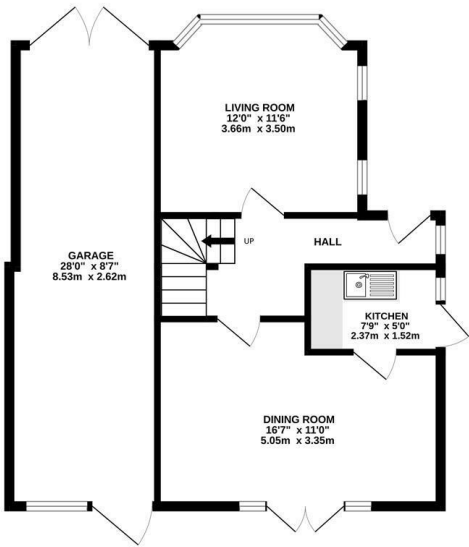
LOCATION:

Derwent road is one of the area's least known and yet still a sought after locations being a no through road and positioned within easy walking distance of not only Whitton high street shops, schools and railway station, but also Hounslow railway station and local shops on the Whitton road. Twickenham town centre with its more comprehensive facilities and the A316 providing direct access to central London and the M3/M4/M25 corridor are also close to hand.



GROUND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		78
(55-68) D	56	
(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.