

37 Collingwood Close, Whitton, Middlesex TW2 7AE



Asking Price £325,000 Leasehold



A RARE OPPORTUNITY TO ACQUIRE A TRULY WELL KEPT TWO BEDROOM FIRST FLOOR MAISONETTE , WHICH OFFERS GOOD SIZE ACCOMMODATION WITH A LARGE MAIN BEDROOM WITH A BUILT IN WARDROBE, AN IMPRESSIVE KITCHEN LIVING ROOM WITH FEATURE EXPOSED WOOD FLOORING, AND QUITE EXCEPTIONAL OUTSIDE SPACE FOR A MAISONETTE, FEATURING A DELIGHTFUL LARGE GARDEN AREA WHICH AS YOU CAN SEE FROM THE PICTURES, IS A DELIGHT.

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FOR SALE:

A charming first floor maisonette with two bedrooms, the second of which would make an ideal home office, the bathroom features a modern white suite and the open plan kitchen living room is a good size and benefits from a light southerly aspect. We highly recommend this extremely well cared for home which has clearly been subject to a good deal of care and attention by the current owner. Lease: yrs remaining 102yrs. commencement date of lease May 2003. Ground rent £10pa. Monthly service charge £27.20

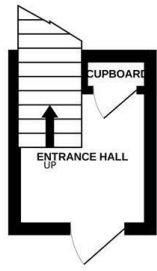
OUTSIDE: The extensive gardens are a particular feature and it is rare for a property at this price level to have such a lovely size garden, which not only faces south, but also has been superbly maintained and is a delight to see.

LOCATION:

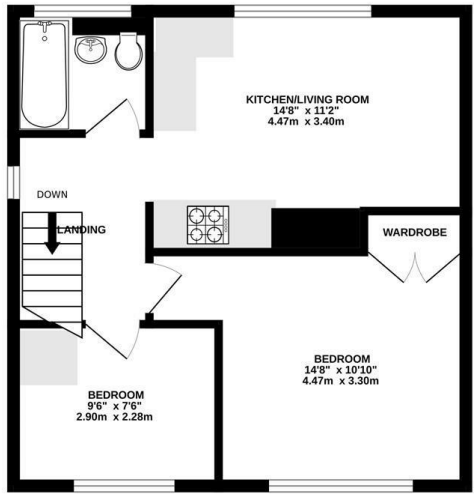
Collingwood Close is a little known residential road just off Nelson road and is within a short drive or walking distance of Whitton town centre, shops and railway station. The area is also convenient for local shops and schools.



GROUND FLOOR
50 sq.ft. (4.7 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.5 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		
(55-68) D	69	76
(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.