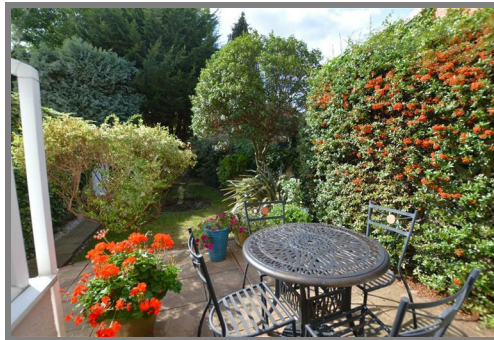


12 Alton Gardens, Twickenham, TW2 7PD



Asking Price £675,000 Freehold



A BRIGHT AND AIRY SEMI DETACHED FAMILY HOME WITH SPACIOUS, THREE BEDROOM ACCOMMODATION, AND A DELIGHTFUL, SECLUDED WEST FACING REAR GARDEN IDEALLY SITUATED IN A POPULAR RESIDENTIAL ROAD ON THE WHITTON/TWICKENHAM BORDERS CLOSE TO THE EVER POPULAR CHASE BRIDGE SCHOOL.

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FOR SALE:

This well presented and well proportioned property features a spacious entrance hall, a good size dining room with bay window and open access to a lovely living room with patio doors leading to the garden. There is a separate modern fitted kitchen, rear utility room extension and a downstairs cloakroom. Upstairs are three generous size bedrooms (two double and one smaller double) and a combined shower room with WC. Outside there is a paved front garden, and a shared, side driveway to a detached garage. The rear garden is a particular feature having a sunny Westerly aspect with a raised patio, central lawn and further "secret " garden area, the whole being very well screened offering a high degree of seclusion and privacy. An appointment to view is highly recommended to appreciate the existing accommodation and the great potential to further extend and redesign to create a delightful forever home.

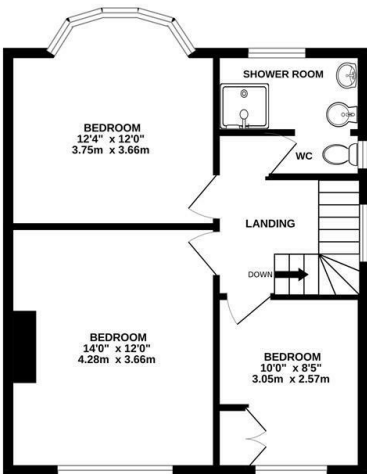
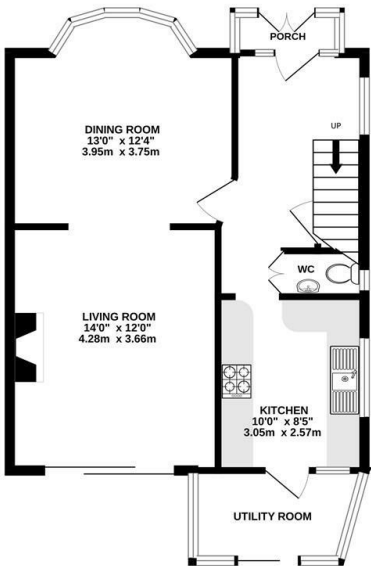
LOCATION:

Ideally situated in this quiet residential road on the Whitton/Twickenham borders within 1/2 mile of Whitton High Street with its popular shops, cafes and station. Twickenham town centre with its more comprehensive facilities is also close to hand as is Chase Bridge School and the A316 providing direct access to central London and the M3/M4/M25 corridor.



GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.

1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.5 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		79
(55-68) D	65	
(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.