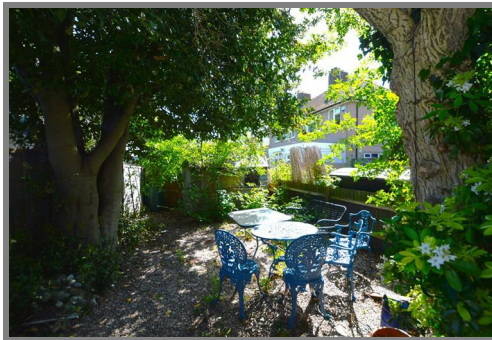


## 26 Bramley Close, Whitton, TW2 7EU



**Asking Price £335,000 Leasehold**



**A BRIGHT AND AIRY FIRST FLOOR MAISONETTE WITH TWO BEDROOMS AND A SECLUDED, PRIVATE REAR GARDEN QUIETLY SITUATED IN THIS POPULAR CUL DE SAC IN CENTRAL WHITTON APPROX 250 YARDS FROM THE HIGH STREET WITH ITS SHOPS, CAFES AND RAILWAY STATION.**

# 26 Bramley Close, Whitton, TW2 7EU

## FOR SALE:

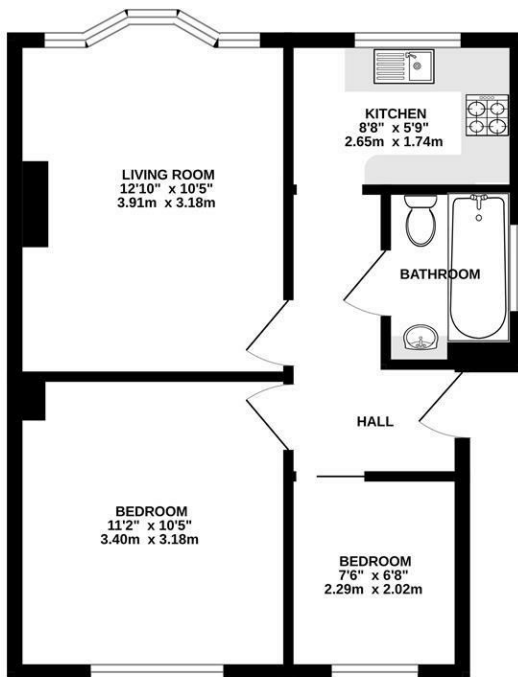
The well proportioned accommodation arranged over the first floor features an entrance hall with doors to a good size front aspect living room, separate fitted kitchen, two bedrooms and a bathroom/WC with white suite. Outside there is the added advantage of a private rear garden which offers plenty of seclusion and a sunny aspect. Benefits include gas central heating and double glazing. The lease was renewed in 2022 and has XXXX years remaining with a £10 peppercorn ground rent per annum. An early viewing is highly recommended to appreciate this ideal first time purchase.

## LOCATION:

Bramley Close is a tucked away cul-de-sac of similar aged maisonettes, positioned within 1/4 mile of Whitton High Street. There are a great selection of small independent cafes and shops, in addition there are several small supermarkets and the railway station provides good and frequent access to Twickenham, Richmond and London Waterloo. The area is also well served by schools and leisure facilities with bus routes providing access to surrounding areas.



FIRST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	63	77
<b>England &amp; Wales</b>	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.*