1 Kneller Road, Whitton, TW2 7DF

SOLD

Asking Price £765,000 Freehold

A LOVELY FAMILY HOME, WITH GOOD SIZE ACCOMMODATION, CONSISTING OF THREE AMPLE BEDROOMS AND TWO LARGE RECEPTIONS, PLUS AN EXTENDED KITCHEN, ALL SET IN THIS PRIME RESIDENTIAL POSITION BETWEEN WHITTON AND TWICKENHAM TOWN CENTRE'S. OFFERED FOR SALE WITH NO ONWARD CHAIN AND A GOOD SIZE PLOT WITH BAGS OF POTENTIAL TO EXTEND AND IMPROVE (STPP).

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FOR SALE:

Owned by the same family for many years, this lovely 1930's character semi-detached family home offers good size accommodation and is ideal for extending and improving to suit the new owners taste and lifestyle. There are three bedrooms served by a family bathroom and separate WC, to the ground floor there are two receptions, the front having a lovely wide bay window. The heating is gas fired and the windows benefit from double glazing.
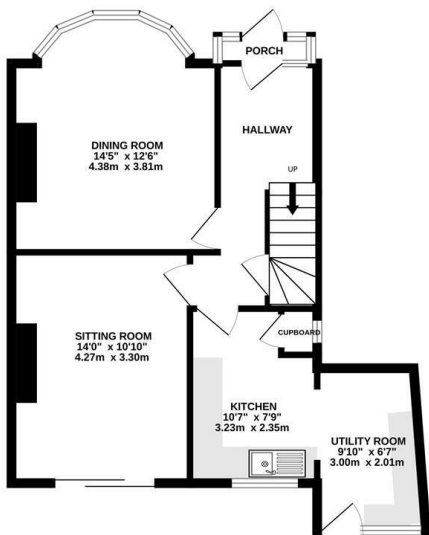
OUTSIDE: The property is approached by its own driveway which leads to the attached garage. There is a decent fore garden and a side access leads to the lovely wide rear garden, with its raised patio and good sized lawned area, in all extending to approx 60ft. It enjoys a southerly aspect and is well enclosed.
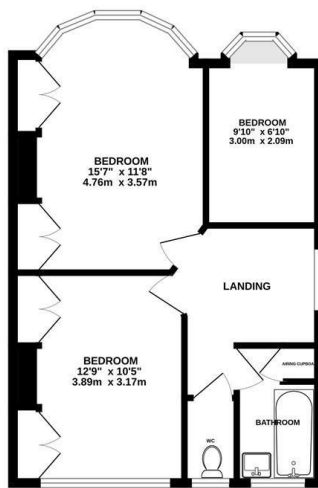
LOCATION:

Positioned by the Duke of Northumberland's river and across the road from Chase Bridge school this family home is ideally located within close proximity to both Whitton and Twickenham High streets and railway stations. Twickenham rugby stadium is also close by.

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.

1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.

GROUND FLOOR

DINING ROOM
14'5" x 12'6"
4.38m x 3.81m

PORCH

HALLWAY

UP

SITTING ROOM
14'0" x 10'10"
4.27m x 3.30m

CUPBOARD

KITCHEN
10'7" x 7'9"
3.23m x 2.35m

UTILITY ROOM
9'10" x 6'7"
3.00m x 2.01m

1ST FLOOR

BEDROOM
9'10" x 6'10"
3.00m x 2.09m

BEDROOM
15'7" x 11'8"
4.76m x 3.57m

LANDING

BEDROOM
12'9" x 10'5"
3.89m x 3.17m

AIRING CUPBOARD

WC

BATHROOM

TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC