

28 Collingwood Close, Whitton, Middlesex TW2 7AF



Asking Price £645,000 Freehold



AN IMPRESSIVE FAMILY HOME WHICH HAS BEEN CLEVERLY EXTENDED TO PROVIDE GREAT ACCOMMODATION. THIS 3 BEDROOM PROPERTY HAS ONE OF THE LARGEST GARDENS THAT WE HAVE SEEN FOR A HOUSE OF THIS TYPE AND SUBJECT TO THE USUAL APPROVAL THERE MAY BE SCOPE FOR FURTHER ALTERATION AND EXTENSION. LOCATED IN A SMALL CUL-DE-SAC OUR CLIENTS HOME ENJOYS A TUCKED AWAY YET CONVENIENT LOCATION WITH WHITTON HIGH STREET, SHOPS AND STATION CLOSE BY.

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FOR SALE:

Our clients already have a property to move to, so there is no onward chain. The property has been well cared for and provides great family accommodation with three well proportioned bedrooms served by a modern bathroom with white suite to the first floor. To the ground floor there is a large through living room and a separate dining room, a modern kitchen and also a shower and cloakroom with wc. One of the main features of our clients home is the impressive garden which is wider than average and of an impressive length with a westerly aspect.

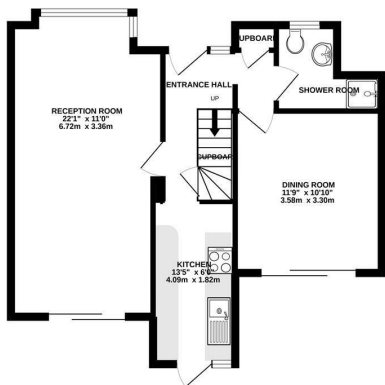
OUTSIDE: to the front there is a driveway providing off street parking for at least two vehicles. There is also a shared access drive way adjacent to the property (not owned by No 28) which leads to the rear of No 28 and adjoining properties. At the rear of No 28 there is a garage.

LOCATION:

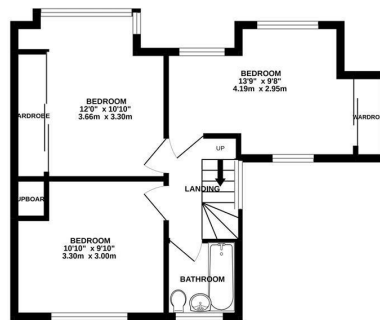
No 28 is located in a small cul-de-sac part of Collingwood close and therefore benefits from a tucked away position. Whitton town center with its selection of independent shops, cafes, restaurants and small supermarkets is not far away and the area is well served by local schools.



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.6 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
	65	80

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.