

## 24 Derwent Road, Whitton, Middlesex TW2 7HQ



**Asking Price £665,000 Freehold**



**A CHARACTER CHALET STYLE 1930' BUILT THREE-BEDROOM SEMI-DETACHED PROPERTY, WHICH IS LOCATED IN THIS LITTLE-KNOWN RESIDENTIAL ROAD, TUCKED AWAY, YET CLOSE TO WHITTON TOWN CENTER, HIGH STREET, SHOPS, STATION AND LOCAL SCHOOLS. THIS LOVELY HOME, WHICH WILL APPEAL TO MANY, ALSO HAS A SECLUDED REAR GARDEN WHICH BENEFITS FROM A SOUGHT AFTER SOUTH/WESTERLY ASPECT.**

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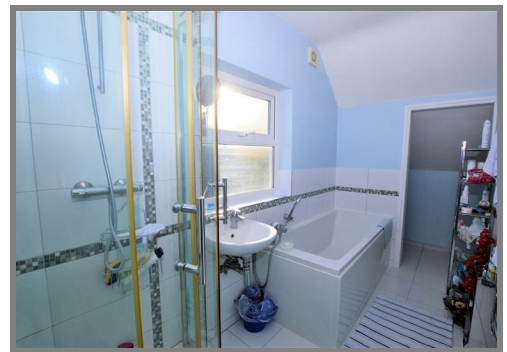
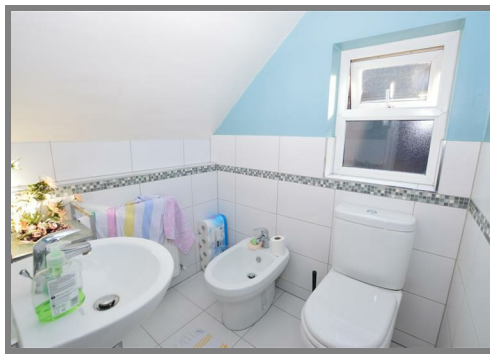
## FOR SALE:

A lovely character chalet style home, which if you are looking for something that little different as your next home, could be the one for you. The accommodation is well proportioned to the ground floor, with a good size through lounge/diner, a separate study, an excellent size kitchen/breakfast room and a 25ft conservatory to the rear, which provides access to and overlooks the rear garden. To the first floor there is a feature gallery style landing which leads to the three bedrooms, and the family bathroom which is in addition to a separate cloakroom. **OUTSIDE:** There is off street parking to the front and to the rear, the garden, which extends to approx 50ft, is predominantly laid to lawn, well enclosed, secluded by mature trees to the rear and enjoys a south/westerly aspect.

## LOCATION:

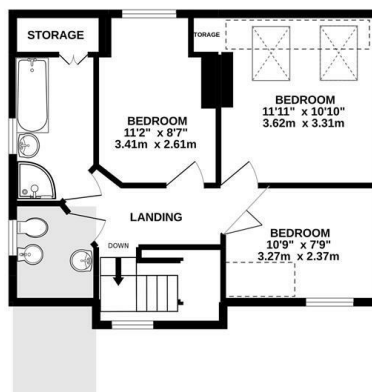
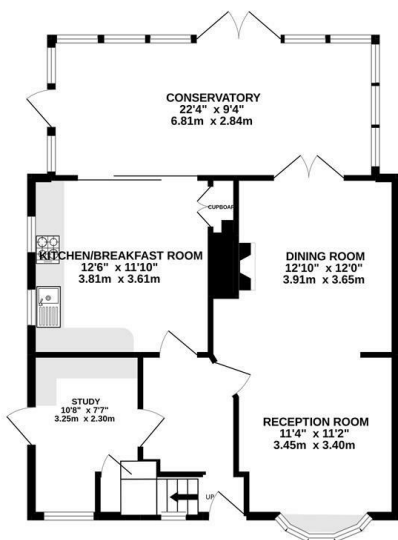
Derwent Road is one of Whitton' more secluded locations, being a no through road and benefiting from its position just a short walk from Whitton High Street, shops station, and local schools. A lovely mature residential road which has a mix of different styles and is a highly sought after by potential buyers.

Hounslow station is also within walking distance, as are local shops on the Whitton Road and bus routes run close by serving the surrounding area.



GROUND FLOOR  
802 sq.ft. (74.5 sq.m.) approx.

1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



DERWENT ROAD, WHITTON, TW2 7HQ

TOTAL FLOOR AREA: 1311 sq.ft. (121.8 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			
		65	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(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 environmentally friendly - higher CO <sub>2</sub> emissions			
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.*