

18 Derwent Road, Whitton, Middlesex TW2 7HQ



Asking Price £750,000 Freehold



An impressive three/four bedroom detached house which is coming to the market for the first time for many years. Offered for sale with no onward chain and providing good size accommodation with a superb 27ft through living room as well as the extra room to the ground floor, which could be an excellent home office or a useful fourth bedroom, as it has an adjacent shower and toilet. The property is Located in a popular residential road within walking distance of Whitton high street shops and station.

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FOR SALE:

This is a great opportunity to acquire a detached family house located in a sought after residential road, close to Whitton high street. The accommodation consists of the three original bedrooms and bathroom to the first floor, but the ground floor has been altered, so that in addition to the superb 27ft living room, there is a fourth bedroom with an adjacent shower and toilet, ideal for the dependent relative of perhaps as a home/office room. The property has been well cared for but is dated so would benefit from updating, the size of rooms throughout is generous and we anticipate a strong level of interest in this property, so early booking for a viewing is advised.

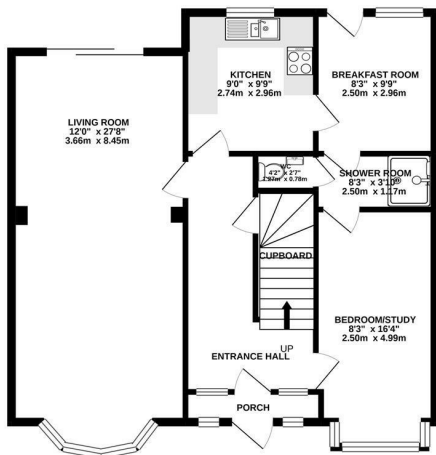
OUTSIDE: to the front there is off street parking, a side access way leads to the wide rear garden which is mainly laid to lawn, is well enclosed and offers a good deal of seclusion and privacy. as well as a popular westerly aspect.

LOCATION:

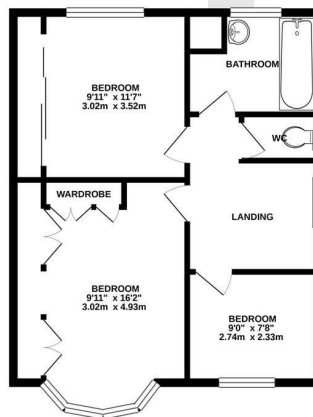
Derwent road is a highly regarded location which is within walking distance of Whitton high street shops and main line station. Whitton has a good range of shops restaurants and small super markets. The area is well served by local schools and bus routes to surrounding locations.



GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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
70	79

Energy Efficiency Rating scale (A-G):

- (92 plus) A
- (81-91) B
- (69-80) C
- (55-68) D
- (39-54) E
- (21-38) F
- (1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Environmental Impact (CO₂) Rating scale (A-G):

- (81-91) A
- (69-80) B
- (55-68) C
- (39-54) D
- (21-38) E
- (1-20) F
- (1-20) G

Not environmentally friendly - higher CO₂ emissions

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.