

93a Kneller Road, Whitton, Middlesex TW2 7DN



Asking Price £359,950 Leasehold



IDEALLY SITUATED IN THIS SOUGHT AFTER, POPULAR LOCATION OPPOSITE KNELLER HALL, THIS BRIGHT & AIRY, FIRST FLOOR, TWO BEDROOM MAISONETTE IS OFFERED FOR SALE IN EXCELLENT DECORATIVE CONDITION WITH DELIGHTFUL FITTED KITCHEN AND STUNNING BATHROOM SUITE WITH THE BENEFIT OF A PRIVATE, SOUTHWEST FACING REAR GARDEN, CLOSE TO WHITTON HIGH STREET AND STATION.

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FOR SALE:

THIS WELL PROPORTIONED HOME FEATURES ITS OWN PRIVATE ENTRANCE HALL WITH STAIRS LEADING TO THE FIRST FLOOR LANDING AND DOORS TO A GOOD SIZED, FRONT ASPECT LIVING ROOM WITH VIEWS OVER KNELLER HALL, A SEPARATE, COMPREHENSIVELY FITTED KITCHEN, TWO BEDROOMS AND RECENTLY REFITTED, TILED BATHROOM WITH ATTRACTIVE WHITE SUITE. Outside, there is a secluded, private, southwest facing rear garden which is laid mainly to lawn with paved patio area and timber shed. Benefits include double glazing and gas central heating. An early viewing is highly recommended to appreciate this ideal first time or investment purchase.

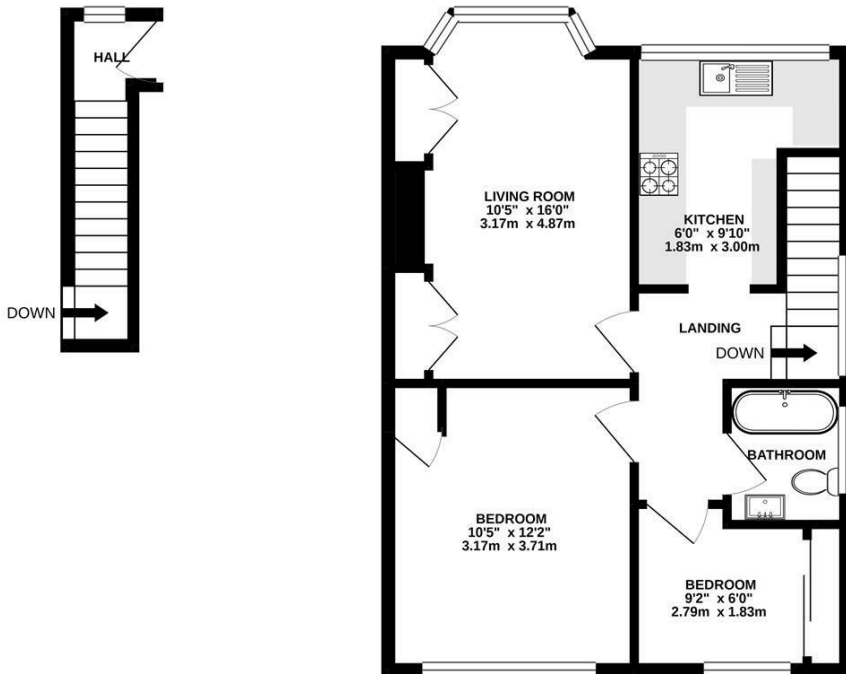
LOCATION:

Situated in a secluded, delightful location overlooking historic Kneller Hall, less than half a mile from Whitton High Street with its busy shops, cafes and railway station. Twickenham town centre with its more comprehensive facilities and mainline station is also close to hand.



GROUND FLOOR
42 sq. ft. (3.9 sq. m.) approx.

1ST FLOOR
512 sq. ft. (47.5 sq. m.) approx.



TOTAL FLOOR AREA : 554 sq. ft. (51.5 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		
(69-80)	C	70	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.