

9 Rydal Gardens, Hounslow, TW3 2JJ



Asking Price £695,000 Freehold



A BEAUTIFULLY PRESENTED, BRIGHT AND SPACIOUS, THREE BEDROOM SEMI DETACHED FAMILY HOME WHICH HAS BEEN REFURBISHED BY THE CURRENT SELLERS TO INCLUDE A STUNNING FULL WIDTH KITCHEN/DINING EXTENSION, SITUATED IN THIS POPULAR CUL DE SAC LOCATION ON THE WHITTON BORDERS WITHIN THE RICHMOND BOROUGH.

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FOR SALE:

This superbly presented home has been refurbished and extended by the current owners with much care and attention to detail. The well proportioned accommodation features a good size front aspect living room with feature fireplace and log burner, a separate rear family room which opens onto a delightful open plan kitchen/diner with a comprehensively fitted kitchen area comprising two ovens, gas hob, dishwasher and under floor heating. The dining area has folding doors leading to the garden. There is also a downstairs cloakroom with plumbing for washing machine. Upstairs are three bedrooms (two doubles with fitted wardrobes and a single) and a large four piece bath/shower room/WC. The loft space is ready for conversion into another bedroom with ensuite facilities which was approved by the local authority in 2020. Outside there is a block paved front garden with side pedestrian access to a lovely garden with raised patio area with timber planters and outside lighting. The remainder is laid to lawn with home office and workshop. There is also secure rear vehicular access via a gated driveway. An early viewing is highly recommended to appreciate this stunning home.

LOCATION:

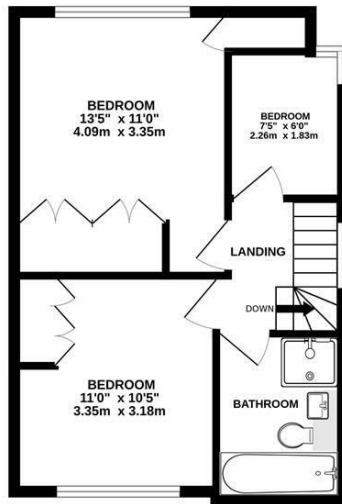
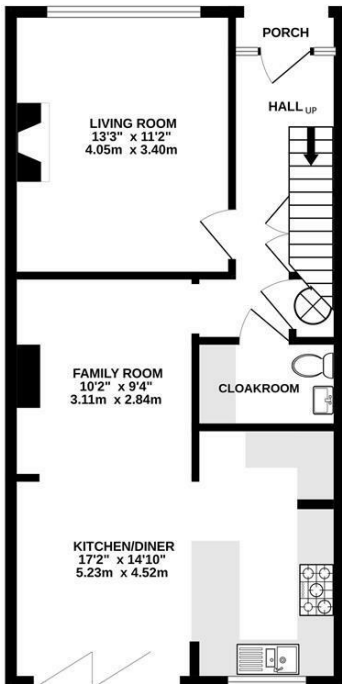
Rydal Gardens is a quiet, popular cul de sac on the Whitton borders and is within 1/2 mile of Whitton High Street with its popular shops, cafes and railway station. Both Twickenham and Hounslow with their more comprehensive shopping, leisure, tube and rail links are both close to hand as is the A316 providing direct to central London and the M3/M4/M25 corridor.



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 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.

Made with Metropix (2020)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(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.