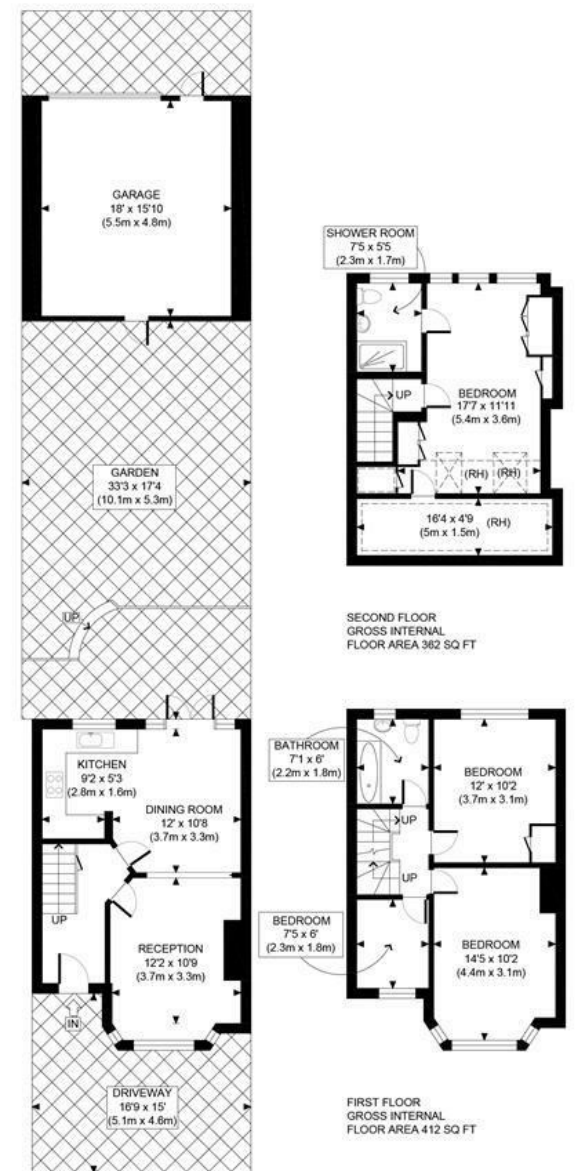


## Wiltshire Gardens, Twickenham



GROUND FLOOR  
GROSS INTERNAL FLOOR AREA WITH GARAGE 684 SQ FT  
FLOOR AREA WITHOUT GARAGE 399 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1458 SQ FT / 135 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1173 SQ FT / 109 SQM  
 Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Wiltshire rd  
 15/07/21  
 photoplan



**Asking Price £750,000 Freehold**

- Four Bedrooms
- Double Garage
- Popular residential Road
- Off Street Parking
- South facing garden
- Well presented throughout



## 21 Wiltshire Gardens, Twickenham, Middlesex TW2 6ND

Set in the popular Counties area this attractive four bedroom family home, benefits from off street parking, a large secure double garage to the rear and is offered in good condition throughout. The accommodation comprises, wide entrance hall with under stair storage, leading to a smart kitchen diner to the rear with French windows leading to the South facing garden, semi open plan to the front reception. To the first floor two double bedrooms and a further single bedroom currently set up as a study, a sleek family bathroom with three piece and shower over bath suite, to the top floor a light and bright master bedroom with full length windows, smart ensuite shower room and fitted wardrobes.

Wiltshire Gardens is set in the ever popular Counties Area and in catchment for some of the areas finest schooling. Crane Pak with it's riverside walks and Kneller Gardens are moments away and Twickenham Green with its array of amenities and bus routes is also just a short walk. Whitton Railway Station is nearby with it's fast service up to London Waterloo, and by car the A316 and in turn motorway network is a short drive.

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		
	69	85
<b>England &amp; Wales</b>	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		
	69	85
<b>England &amp; Wales</b>	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.*