

HUNTERS®

HERE TO GET *you* THERE





CURTIS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 991 SQ FT - 92.10 SQ M

(EXCLUDING GARAGE, OUTBUILDING & GYM/OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 276 SQ FT - 25.68 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GYM/OFFICE: 330 SQ FT - 30.67 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 202 SQ FT - 18.77 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Nestled in a tranquil cul-de-sac on Curtis Road, Whitton, this charming semi-detached house offers a delightful blend of space and comfort, perfect for family living. Spanning an impressive 991 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for those seeking room to grow.

Upon entering, you are greeted by a welcoming entrance hallway that leads to two inviting reception rooms. The living room provides a cosy space for relaxation, while the separate dining room is perfect for entertaining guests or enjoying family meals. The large kitchen, accessible from the dining area, offers ample space for culinary creativity. The ground floor also benefits from a shower room equipped with underfloor heating and a separate small kitchen that can easily be converted into a utility room.

The first floor features two generous double bedrooms, alongside a family bathroom and a separate WC, ensuring convenience for all. The third bedroom, equipped with a built-in-wardrobe, completes the upper level.

Outside, the property truly shines with a large 100ft garden that includes a substantial outbuilding, currently serving as a gym and office, providing versatility for modern living. Additionally, the garden houses a self-contained annex, which could serve as a guest suite or additional living space. The property also benefits from a large garage and off-street parking for two vehicles, accommodating the needs of busy families.

Located within easy walking distance to local shops, bus routes, and the picturesque Crane Park, this home is perfectly positioned for convenience. Furthermore, it falls within the catchment area for several highly regarded schools in the Richmond borough, making it an excellent choice for young families seeking a nurturing environment.

This property is a wonderful opportunity to secure a spacious family home in a desirable location, combining comfort, practicality, and a sense of community.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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