

90 Ryecroft Avenue, Whitton, TW2 6HR



Offers In The Region Of £750,000 Freehold



A RARELY AVAILABLE, BRIGHT AND SPACIOUS DETACHED THREE BEDROOM FAMILY HOUSE OFFERED FOR SALE IN NEED OF SOME UPDATING AND REFURBISHMENT AT A REALISTIC ASKING, IDEALLY SITUATED IN A REQUESTED CENTRAL LOCATION, CLOSE TO THE HIGH STREET AND STATION WITH THE BENEFIT OF NO ONWARD CHAIN.

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FOR SALE:

This delightful family home offers spacious, well proportioned accommodation which comprises an entrance hall, two separate good size reception rooms, both with feature fireplaces, the kitchen features its original dresser unit and there is a ground floor extension featuring a cloakroom, shower , utility room and a conservatory. Upstairs are three bedrooms (two generous doubles and a single), a bathroom and separate WC. Outside there is a front garden with driveway leading to an attached garage and a pretty secluded West facing rear garden laid mainly to lawn with patio and mature flower beds and borders. An early viewing is highly recommended to appreciate the great potential of this fine property for any interested purchaser to update and redesign to an individual specification.

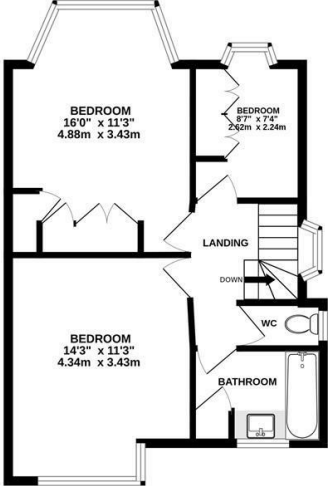
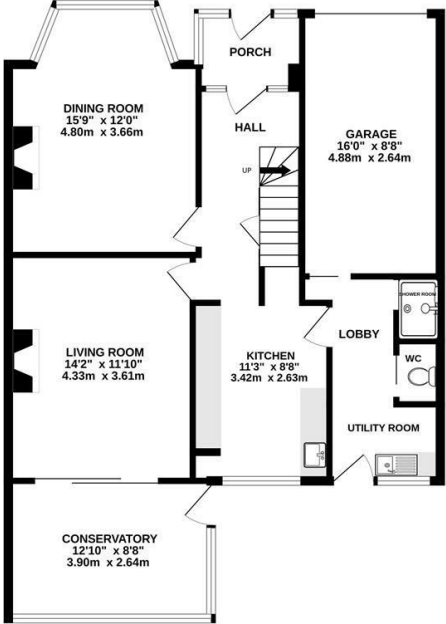
LOCATION:

Ryecroft Avenue is a requested residential road in central Whitton close to the High Street with its popular shops, cafes and railway station. Twickenham town centre with its more comprehensive facilities together with A316 providing direct access to central London and the M3/M4/M25 are also close to hand.



GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1395 sq.ft. (129.6 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 6/2024



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (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 | | | |
| England & Wales | | 53 | 77 |
| 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.