

## 50 Strathearn Avenue, Whitton, Middlesex TW2 6JX



**Offers In The Region Of £700,000 Freehold**



**A FABULOUS OPPORTUNITY FOR THE BUYER WHO LIKES A PROJECT, THIS IS A 1930'S THREE BEDROOM SEMI WHICH HAS HAD LITTLE DONE TO IT OVER THE YEARS AND IS POSSIBLY ONE OF THE LAST FEW REMAINING HOUSES IN THIS AREA WHICH OFFER THIS POTENTIAL. THREE BEDROOMS, TWO SEPARATE RECEPTION ROOMS, OWN DRIVE AND GARAGE, ALL LOCATED IN A SOUGHT AFTER LOCATION CLOSE TO WHITTON HIGH STREET.**

# 50 Strathearn Avenue, Whitton, Middlesex TW2 6JX

## FOR SALE:

For the first time in many years, this 1930's built property has been in the same family for some time and is now offered for sale as a blank canvas, ideal for the incoming purchaser to remodel, extend and update to their own style and standards, this is an opportunity to create a home that is totally as you would like it. (please note all alterations and extensions may be subject to local authority approval and it would be advisable to check first.) The room sizes are generous, with two double bedrooms to the first floor plus the usual third, which is also well proportioned. These are served by a family bathroom with bath and shower, again this would benefit from replacement. to the ground floor there are two ample receptions and a good size kitchen. We understand there may be a gas supply to the house, (not confirmed) but there is no meter.

**OUTSIDE:** There is a front garden and own driveway which lead to the attached garage. Please note there is a hole in the garage roof. The shared side access way leads through to the rear garden which is approximately 50ft long, and is well enclosed.

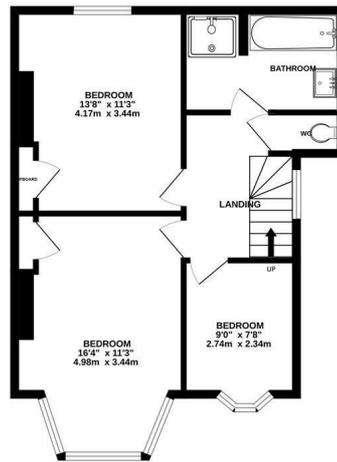
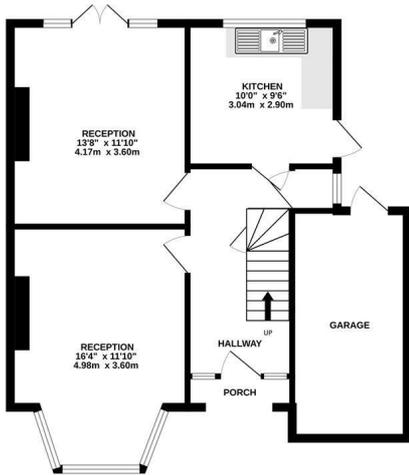
## LOCATION:

Strathearn Avenue is one of Whitton's more sought after locations, being within walking distance of the high street, with its comprehensive range of small independent shops and small name supermarkets as well as the usual selection of small cafe's and restaurants. Bus routes along the Percy Road provide a good service to local towns and the area is well served by several local schools.



GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.

1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1197 sq.ft. (111.2 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		76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	7	
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.