

## **12 Bryanston Avenue, Whitton, TW2 6HP**



**Offers In The Region Of £850,000 Freehold**



**A LOVELY THREE BEDROOM FAMILY HOME OF MANY YEARS, NOW ON THE MARKET WITH NO ONWARD CHAIN. IDEAL FOR THE NEXT OWNER TO UPDATE AND IMPROVE TO CREATE A HOME TO SUIT THEIR OWN STYLE AND TASTE.**

**LOCATED IN ONE OF WHITTON'S PREMIER ROADS, CLOSE TO THE HIGH STREET AND STATION.**



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FOR SALE:

This lovely halls adjoining, three bedroom, 1930's character semi has been enjoyed by the same family for many years, and now it is time to pass it on to a new generation for whom this is a great opportunity to acquire one of these imposing homes, which feature great size rooms. The accommodation includes two large separate receptions as well as a good size kitchen and a downstairs cloakroom. To the first floor there are Three well proportioned bedrooms together with a modern bathroom and separate toilet.

OUTSIDE: there is a good size front garden providing off street parking, which leads to an attached garage and shared side access to the rear. The back garden is well stocked with mature trees and bushes providing a good level of seclusion surrounding the central lawned area.

There is gas central heating to the ground floor with upstairs having electric heating and an oil fired heater in the bathroom. The windows benefit from being double glazed. An early viewing is highly recommended to appreciate the potential to create a delightful family home which is being sold with the benefit of no onward chain.

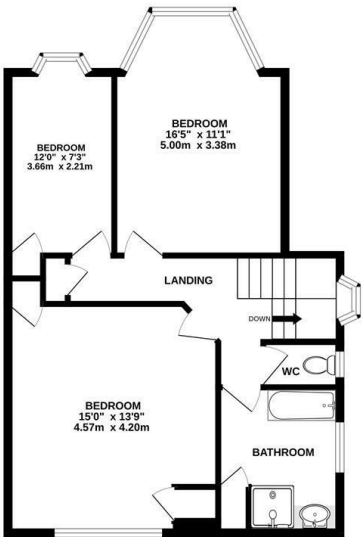
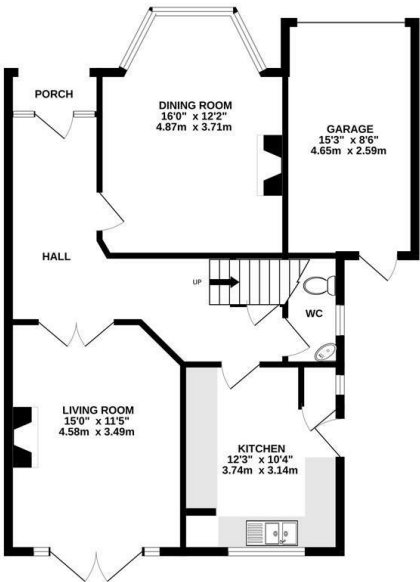
LOCATION:

Bryanston Avenue is situated on the sought after Montrose estate, just a few minutes walk from Whitton High Street, with its comprehensive range of shops, small independent and chain cafes as well as small supermarkets. The train station has a good frequent service to London Waterloo, with Twickenham and Richmond on the way. The area is well served by local schools and the A316 is close by providing easy access to the M25 and M3 in one direction and London in the other.



GROUND FLOOR  
784 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 1429 sq.ft. (132.8 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(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.