

91 Montrose Avenue, Whitton, Middlesex TW2 6HG



Offers In The Region Of £875,000 Freehold



A BRIGHT AND SPACIOUS EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME ON A WIDE PLOT IDEALLY SITUATED IN ONE OF WHITTON'S MOST REQUESTED RESIDENTIAL ROADS CLOSE TO THE HIGH STREET AND STATION OFFERED FOR SALE IN GOOD DECORATIVE CONDITION PROVIDING AN EXCELLENT OPPORTUNITY TO ACQUIRE A FAMILY HOME WITH SCOPE TO ADD FURTHER ACCOMMODATION AT A COMPETITIVE ASKING PRICE

91 Montrose Avenue, Whitton, Middlesex TW2 6HG

FOR SALE:

This is an ideal opportunity to acquire a lovely semi detached family home which has been much improved and cared for by the current sellers. The accommodation has previously been extended and features two spacious interconnecting reception rooms, a well proportioned kitchen, separate breakfast room and downstairs cloakroom. Upstairs are three good size bedrooms (the master bedroom having an ensuite shower/wc) and family bathroom/wc. Outside there is a wider than average front garden with driveway providing ample off road parking which leads to an attached garage. The rear garden is a particular feature having a sunny Southerly aspect and a large lawn with mature flower and shrub border. An early viewing is highly recommended to appreciate the scope and potential of this fine home which is offered for sale at a competitive asking price.

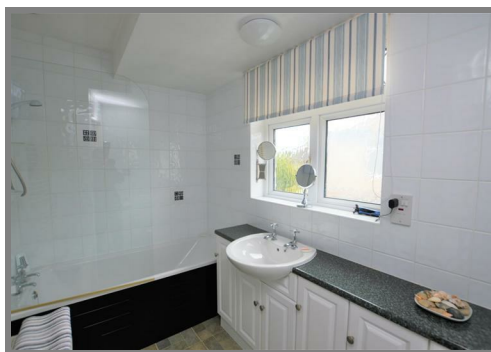
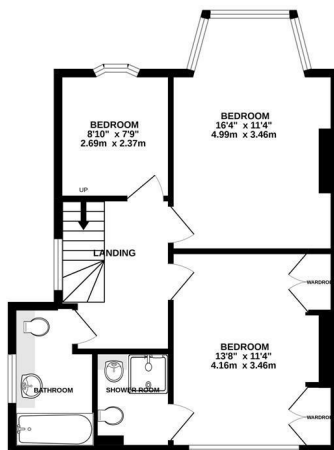
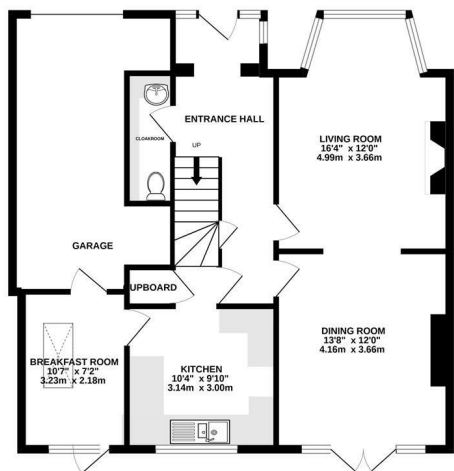
LOCATION:

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



GROUND FLOOR
862 sq.ft. (80.1 sq.m.) approx.

1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1410 sq.ft. (131.0 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 ©2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			
(39-54) E		51	
(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.