

**26 Villiers Avenue, Whitton, TW2 6BL**



**Offers In The Region Of £500,000 Freehold**



**AN IDEAL OPPORTUNITY TO ACQUIRE A WELL PROPORTIONED TWO BEDROOM SEMI DETACHED BUNGALOW, OFFERED FOR SALE IN NEED OF SOME UPDATING AND MODERNISING AT A REALISTIC ASKING PRICE, QUIETLY SITUATED ON THE EVER POPULAR WOODLAWN DEVELOPMENT.**

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## FOR SALE

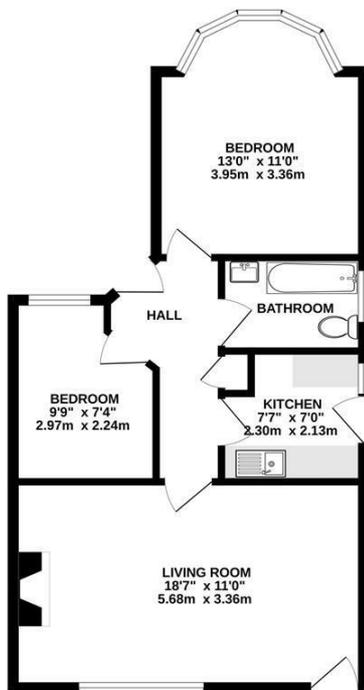
The good size accommodation features a spacious living room which overlooks the garden, a kitchen, two bedrooms and bathroom/WC. Outside there is front garden and side shared driveway leading to a detached garage and a sunny aspect secluded rear garden. The property features gas central heating and partial double glazing but does require some updating and modernising. There is also ample scope to extend into the loft space and also to the rear (subject to the usual planning consents). These works have been reflected in the realistic asking price and the bungalow is being offered for sale with no onward chain.

## LOCATION:

Conveniently situated in a quiet road on the popular Woodlawn development with easy access to both Whitton, Twickenham and Hounslow town centres with their shopping, leisure and transport links. The A316 providing direct access to central London and the M3/M25/M4 corridor is also close to hand.



GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 537 sq.ft. (49.9 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 i2020



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>78</b> |
| (55-68) <b>D</b>                            | <b>61</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.*