

65 Montrose Avenue, Whitton, Middlesex TW2 6HG



Offers In The Region Of £800,000 Freehold



AN IMPRESSIVE FAMILY HOME WITH THREE BEDROOMS, TWO SEPARATE RECEPTION ROOMS AND A GOOD SIZE GARDEN ASPECT CONSERVATORY. LOCATED IN THIS HIGHLY SOUGHT AFTER RESIDENTIAL ROAD OUR CLIENTS HOME IS IDEALLY POSITIONED WITHIN EASY WALKING DISTANCE OF WHITTON HIGH STREET, SHOPS AND RAILWAY STATION.

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FOR SALE:

This lovely semi-detached family house has been lived in by our clients for a good many years and they have clearly looked after their home during that time and it is only now that they have decided to move and are able to pass on one of these highly sought after homes to the next family, who now have a great opportunity to acquire this classic 1930's style property, which offers great scope to further improve and to extend to suit their own needs and tastes. The accommodation is well proportioned throughout and with the large bay windows to the front, in both the living room and main bedroom are impressive. There are two further bedrooms, a large bathroom, with bath, his and hers wash hand basins and a separate shower, a good size dining room with access to a garden aspect conservatory and a useful side utility area and a downstairs WC.

OUTSIDE: To the front there is off street parking and driveway leading to an attached garage. To the rear the garden extends to approx 50ft benefits from a southerly aspect is mainly laid to lawn and is well enclosed.

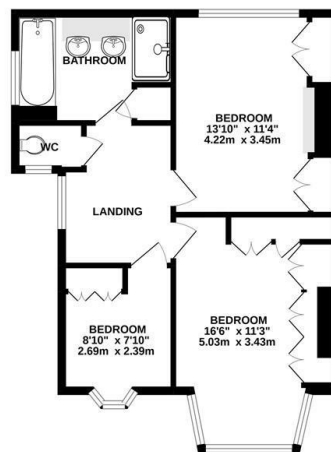
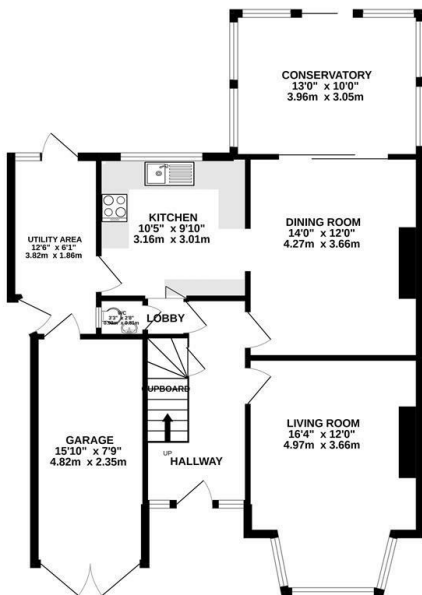
LOCATION:

Montrose Avenue is one of Whitton's more sought after residential roads, because it is located close to the high street and railway station, but also because it is situated within one of the Whitton's more renown residential areas, so known because of the quality and style of the properties, they are always in demand. The area is well served by local schools and bus routes to surrounding towns.



GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.

1ST FLOOR
556 sq.ft. (51.7 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		
(55-68) D		
(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.