

20 Melrose Avenue, Whitton, TW2 7JE



Asking Price £835,000 Freehold



A SUBSTANTIAL, BRIGHT AND SPACIOUS, FOUR BEDROOM SEMI DETACHED FAMILY HOME IDEALLY SITUATED IN THIS POPULAR ROAD IN CENTRAL WHITTON CLOSE TO THE HIGH STREET AND STATION. PRESENTED IN EXCELLENT DECORATIVE CONDITION AND OFFERED FOR SALE WITH THE BENEFIT OF NO ONWARD CHAIN.

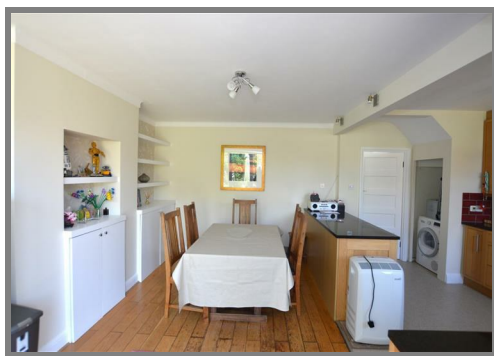
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FOR SALE:

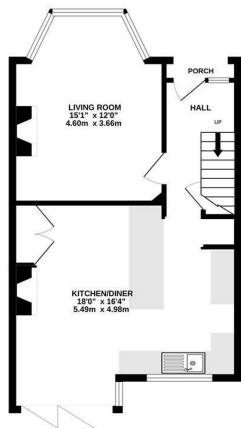
This bright and airy home has been redecorated and is offered for sale in ready to move into condition. The accommodation features a well proportioned front aspect living room with bold bay window and a delightful open plan kitchen /diner. The kitchen area comprises a comprehensive range of storage units and breakfast bar which opens onto the dining room with folding doors leading to the garden. Upstairs on the first floor there are three good size bedrooms and shower room with separate WC. The loft has been converted into a generous size double bedroom with eaves storage space. Outside the front garden provides ample off street parking with an attached garage which leads to a west facing rear garden with timber decking, patio, lawned area and timber shed. This fine property is being sold with the benefit of no onward chain. An early viewing is highly recommended.

LOCATION

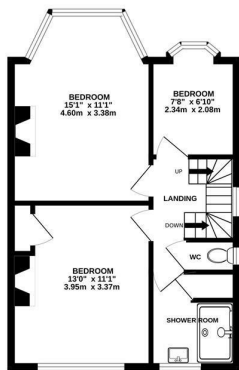
Melrose Avenue is a quiet residential road in central Whitton close to the High Street and Station. Twickenham and Richmond with their comprehensive facilities together with the A316 providing direct access to central London and the M3/M4/M25 corridor are also close to hand.



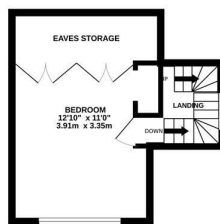
GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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	64	
(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.