

33 Lyndhurst Avenue, Whitton, TW2 6BQ



Offers Over £600,000 Freehold



IDEALLY SITUATED ON A CORNER POSITION BACKING ONTO CRANE PARK THIS SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOUSE REQUIRES UPDATING AND MODERNISING BUT OFFERS GREAT POTENTIAL TO CREATE AN INDIVIDUAL FORVER HOME WITH THE BENEFIT OF NO ONWARD CHAIN.

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FOR SALE:

This bright and airy home comprises an enclosed porch which leads to the entrance hall with doors to a front aspect dining room with bay window. The living room now incorporates the original kitchen space and a separate kitchen was added to the rear of the garage. Upstairs are three good size bedrooms and a refitted bathroom/WC with white suite. Outside there is a front garden with own driveway providing off road parking and an attached garage. The rear garden has a sunny south westerly aspect and offers much seclusion and privacy backing onto Crane Park, it is however quite overgrown and will require work. This ideal family home is offered for sale with the benefit of gas central heating and no onward chain, but is in need of updating and modernising. This is an ideal opportunity to refurbish and remodel an excellent property to an individual specification at a realistic asking price.

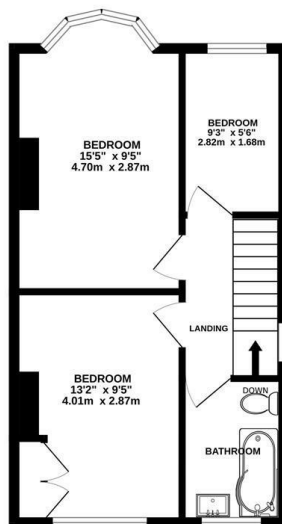
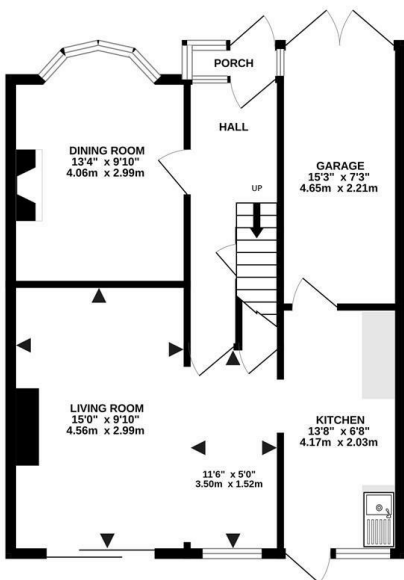
LOCATION:

Ideally situated at the Hospital Bridge Road end of Lyndhurst Avenue close to the health centre and schools. Whitton High Street with its popular shops cafes and station is approx 1/2 mile. Twickenham and Hounslow with their more comprehensive facilities are also close to hand as is the A316 providing direct access to central London and the M3/M4/M25 corridor.



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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	62	
(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.