

**77 Lyndhurst Avenue, Whitton, Middlesex TW2 6BQ**



**Asking Price £775,000 Freehold**



**A BRIGHT AND SPACIOUS EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME IDEALLY POSITIONED ON THE POPULAR WOODLAWN DEVELOPMENT BACKING ONTO CRANE PARK WITH A SOUTH FACING REAR GARDEN OFFERED FOR SALE IN EXCELLENT DEOCRATIVE CONDITION**



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## FOR SALE:

This well proportioned semi detached family home is offered for sale in excellent decorative condition and has been much improved by the current seller, Features include a double aspect living/dining room, spacious, extended kitchen/breakfast room and the garage has been converted to provide a fourth bedroom/study/home office with ensuite shower/wc. Upstairs there are three bedrooms (two doubles and one single) and a family bathroom/wc. Outside the front garden has been converted to provide off road parking for up to three vehicles. The rear garden is a delightful feature having a sunny Southerly aspect with much privacy backing onto Crane park and being mostly paved with various seating areas, a home office/sun room and additional storage sheds/workshops. An early viewing is highly recommended to appreciate this fine family home and its many features.

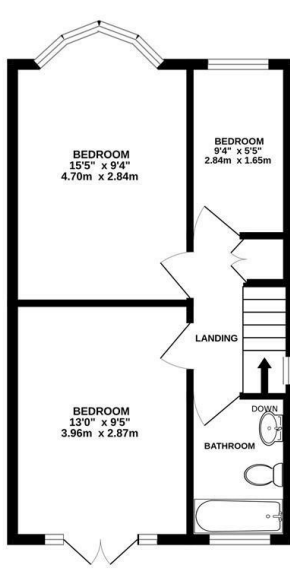
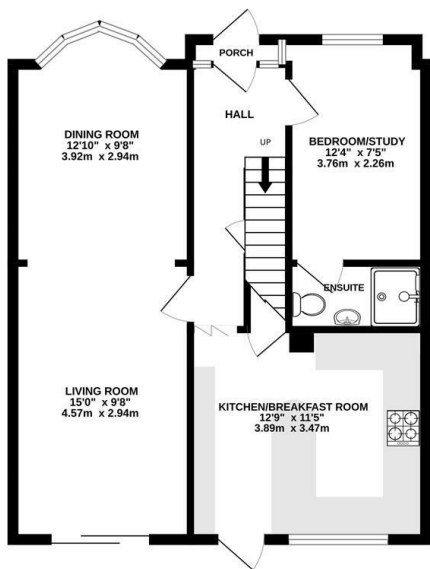
## LOCATION:

Ideally situated backing onto Crane Park on the popular Woodlawn Development with Whitton High Street with its popular shops, cafes and railway station approximately one mile away. Twickenham town centre with its more comprehensive facilities and the A316 providing direct access to central London and the M3/M4/M25 are also close to hand.



GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

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



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	78
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.*