# 11 Bryanston Avenue, Whitton, TW2 6HP



## Offers In The Region Of £850,000 Freehold



AN IMPRESSIVE, HALLS ADJOINING, THREE BEDROOM SEMI DETACHED HOUSE OFFERED FOR SALE IN NEED OF SOME UPDATING AND MODERNISING, WITH GREAT POTENTIAL TO CREATE A STUNNING FAMILY HOME, IDEALLY LOCATED IN THIS QUIET, POPULAR RESIDENTIAL ROAD IN CENTRAL WHITTON.

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**FOR SALE:**

This well proportioned home offers great scope and potential to redesign and remodel into an impressive family size house. The accommodation features an L shaped entrance hall, separate front and rear aspect living and dining rooms, a good size kitchen and downstairs WC. The first floor features three generous size bedrooms and bathroom with separate WC. Outside the front garden has been paved to provide ample off road parking with the driveway leading to an attached garage and side pedestrian access to a secluded, south facing rear garden which is laid mainly to lawn with flower and shrub borders. An early viewing is highly recommended to appreciate the size, character and potential of this fine home which is offered for sale with the added advantage of no onward chain.
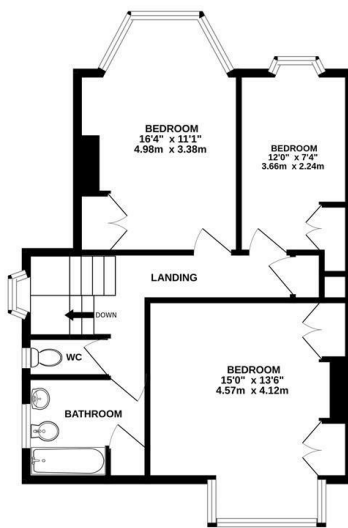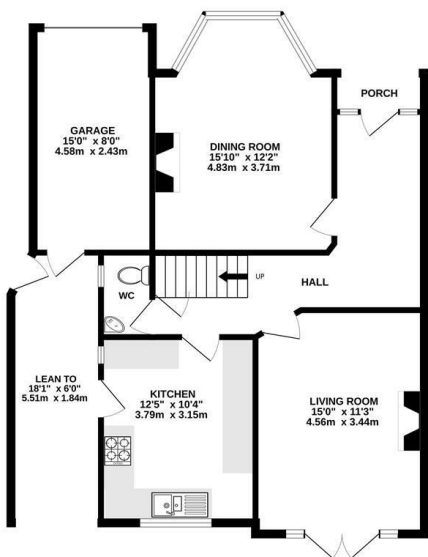
**LOCATION:**

Bryanston Avenue is a quiet, requested residential road approximately 250 yards from Whitton High Street with its popular shops, cafes and railway station. Twickenham with its more comprehensive facilities and the A316 providing direct access to the M3/M4/M25 corridor are also close to hand.





## Floorplan

**GROUND FLOOR**
860 sq.ft. (79.9 sq.m.) approx.

GARAGE
15'0" x 8'0"
4.58m x 2.43m

DINING ROOM
15'10" x 12'2"
4.83m x 3.71m

PORCH

WC

HALL

UP

LEAN TO
18'1" x 6'0"
5.51m x 1.84m

KITCHEN
12'5" x 10'4"
3.79m x 3.15m

LIVING ROOM
15'0" x 11'3"
4.56m x 3.44m

**1ST FLOOR**
590 sq.ft. (54.8 sq.m.) approx.

BEDROOM
16'4" x 11'1"
4.98m x 3.38m

BEDROOM
12'0" x 7'4"
3.66m x 2.24m

LANDING

DOWN

WC

BATHROOM

BEDROOM
15'0" x 13'6"
4.57m x 4.12m

TOTAL FLOOR AREA : 1449 sq.ft. (134.6 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 | | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 39 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales — EU Directive 2002/91/EC