

153 Ellerman Avenue, Whitton, Middlesex TW2 6AD



Asking Price £599,950 Freehold



A LARGE THREE BEDROOM, SEMI DETACHED FAMILY HOME WITH ADAPTABLE ACCOMMODATION AND OFFERING GREAT POTENTIAL TO IMPROVE AND EXTEND (STPP). LOCATED IN A PRIME POSITION ON THE EVER POPULAR WOODLAWN ESTATE, THIS PROPERTY BACKS ON TO CRANE PARK, SO ENJOYS AN ENVIABLE AND PLEASANT POSITION.

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FOR SALE:

The property has been owned by the same family for a good many years and as one can see from our floor plan below, there are three bedrooms to the first floor and three receptions to the ground floor. The third reception room could, ideally, be used as a fourth bedroom, if required, but it makes a great, good size study. There is a down stairs shower room with separate WC. The central heating is gas fired to radiators and the windows benefit from double glazed units. To the first floor, there are three bedrooms, all of ample size, with a large eaves storage space adjacent to the master bedroom. Outside, there is ample off street parking for this property with a good size front paved area and a side driveway leading to the garage; set slightly to the side and rear of the property. To the rear, the garden extends to approximately 60ft, is well enclosed, predominantly laid to lawn and offers a great wooded aspect to the rear backing on to Crane Park and also enjoys the benefit of being south facing. Offered for sale with an end of chain position

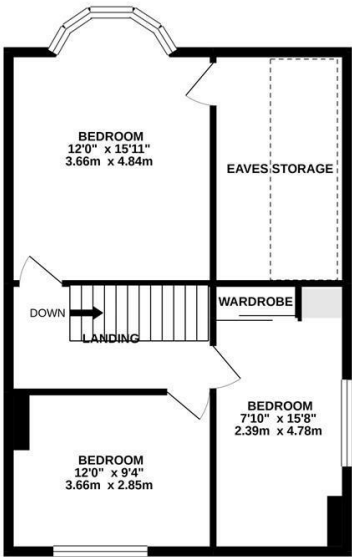
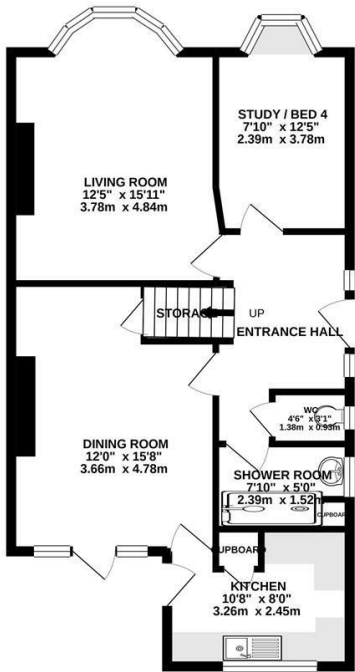
LOCATION:

Ellerman Avenue is situated on the sought after Woodlawn estate and adjacent to Crane Park Nature Reserve with its excellent paths for dog walking or recreation use. Whitton town centre is close at hand with its comprehensive range of shops, cafes and mainline station which offers a good and frequent service into London Waterloo. The area is also well served by sports and leisure facilities, local schools are close at hand and local bus routes to surrounding areas.



GROUND FLOOR
659 sq.ft. (61.2 sq.m.) approx.

1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1246 sq.ft. (115.7 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.