

12 Waverley Avenue, Whitton, Middlesex TW2 6DW



Asking Price £585,000 Freehold



AN ADAPTABLE, THREE OR FOUR BEDROOM CHALET STYLE, SEMI DETACHED FAMILY HOME SITUATED ON THE POPULAR WOODLAWN DEVELOPMENT CLOSE TO WHITTON HIGH STREET AND STATION OFFERED FOR SALE WITH THE BENEFIT OF NO ONWARD CHAIN, IN NEED OF SOME UPDATING AND MODERNISING.

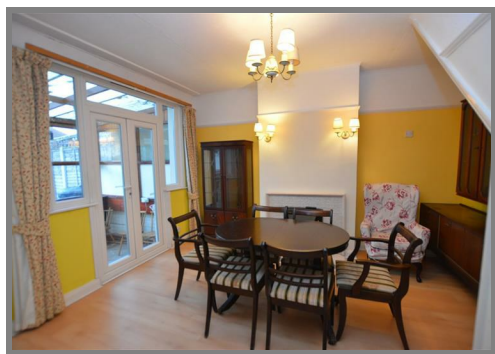
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FOR SALE:

This spacious, semi detached family home has been owned by the same family for the last 50 years. The accommodation has had very few alterations to it and was originally built as a four bedroom house. The only change being downstairs where the fourth bedroom and front aspect living room have been merged into one large reception room. The wall between these two rooms could easily be replaced and returned to its original function as a fourth bedroom or study. There is a separate, rear aspect dining room, fitted kitchen and bathroom/wet room/WC. Upstairs, are three well proportioned bedrooms. Outside, there is a front garden with side driveway leading to an attached garage and rear garden which extends to approximately 60ft in depth and is laid mainly to lawn with patio area and flower and shrub borders. The property benefits from double glazing and gas central heating but does require some updating and modernising. These works have been taken into consideration in the competitive asking price. The house also benefits from first generation solar panels which heat the water and provides substantial savings to energy bills. An early viewing is highly recommended to appreciate the space and potential of this fine home.

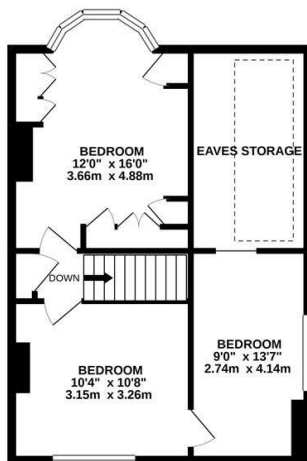
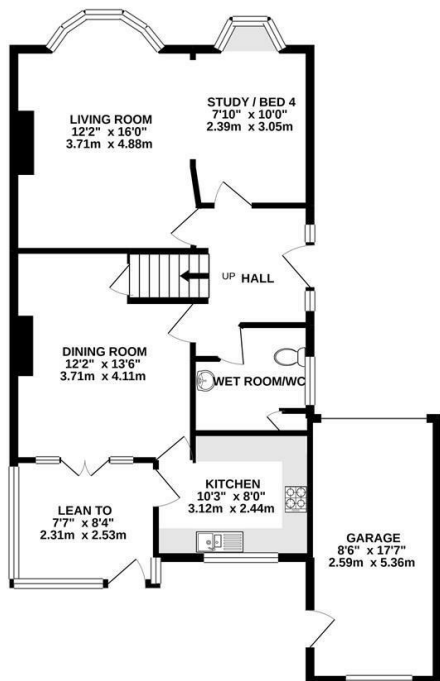
LOCATION:

Ideally situated on the popular Woodlawn development at the Hospital Bridge Road end of the estate, close to bus routes, the health centre and a short walk from Whitton High Street and railway station. Twickenham with its more comprehensive facilities is also close to hand as is the A316, providing direct access to central London and the M3/M25 corridor.



GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.

1ST FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 1404 sq.ft. (130.5 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 operation or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		57
(55-68) D		
(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.