

**28 Albemarle Avenue, Whitton, Middlesex TW2 6AJ**



**Asking Price £625,000 Freehold**



**AN IMPRESSIVE DETACHED BUNGALOW WITH TWO AMPLE BEDROOMS, LIVING ROOM, LARGE KITCHEN/DINER AND A LOVELY GARDEN ASPECT CONSERVATORY. LOCATED IN THE HEART OF THE POPULAR WOODLAWN DEVELOPMENT WITH THE DELIGHTFUL CRANE PARK NATURE RESERVE CLOSE BY.**

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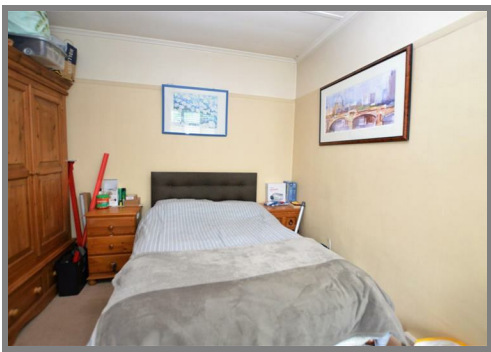
FOR SALE:

A well presented two bedroom detached bungalow located in this fine residential location just a short drive from Whitton town center, shops and station. The accommodation has been extended to provide a decent size kitchen diner and a conservatory has been added which overlooks and provides access to the westerly facing rear garden. The heating is gas fired and the windows benefit from double glazing.

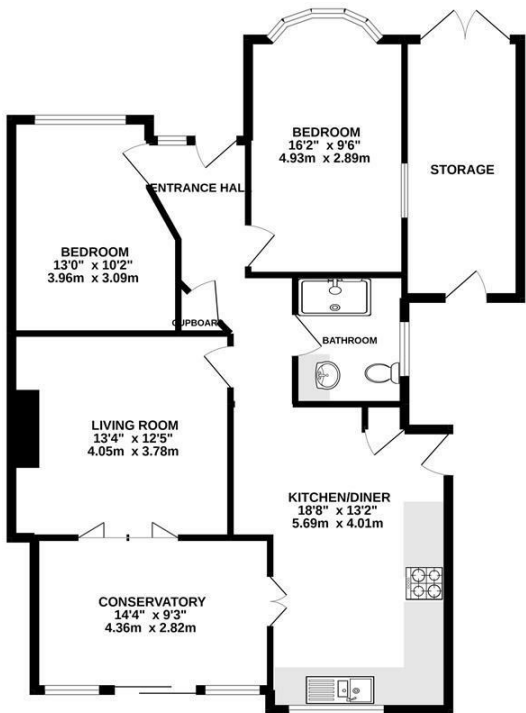
OUTSIDE: To the front there is a good size pavior drive providing off street parking, the former garage at the side is ideal for storage and the rear garden which extends to approx 40ft, has a westerly aspect to take advantage of the afternoon and evening sun. The garden is well laid out with a central lawned area, flower borders and beds.

LOCATION:

Albemarle Avenue is a prime residential road forming part of the Woodlawn estate. Close by is the Crane Park nature reserve which has the river Crane running through it and offers great walks and cycle routes and Twickenham can be accessed via these. The area is also well served by schools and transport facilities.



GROUND FLOOR  
1019 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA: 1019 sq ft (94.7 sq.m.) approx.  
While 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 quality or efficiency can be given.  
Made with Metropix 1/2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E	49	
(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.