

**14 Strathearn Avenue, Whitton, Twickenham, TW2 6JU**



**Offers In The Region Of £830,000 Freehold**



**A BRIGHT AND SPACIOUS THREE BEDROOM SEMI DETACHED FAMILY HOME  
IDEALLY SITUATED IN THIS REQUESTED ROAD IN CENTRAL WHITTON  
CLOSE TO THE STATION AND HIGH STREET OFFERED FOR SALE WITH THE  
BENEFIT OF NO ONWARD CHAIN.**



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## FOR SALE:

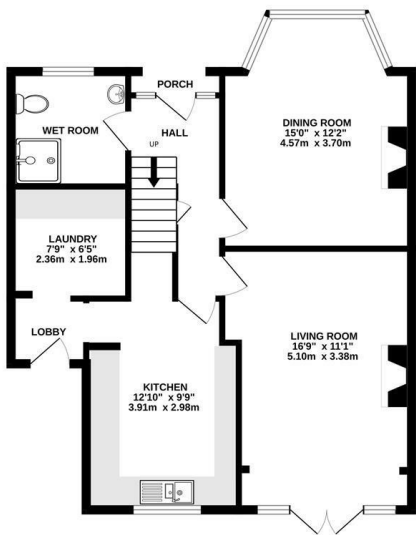
The well proportioned accommodation features an entrance hall, front aspect dining room with bay window, separate good size living room which overlooks the garden and a generous size kitchen. The garage has been converted into a useful wet room/WC and a laundry/utility room. Upstairs are three spacious bedrooms and a good size bathroom with separate WC. Outside the front garden provides off road parking with side pedestrian access to a secluded west facing rear garden which is laid mainly to lawn with patio area. Benefits include gas central heating and double glazing. This excellent home offers great potential to further extend and remodel and is being sold with the added advantage of no onward chain.

## LOCATION:

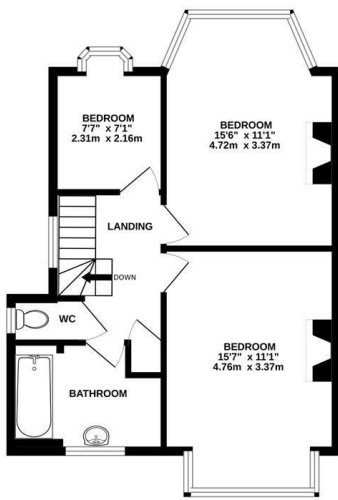
Strathearn Avenue is a popular, requested residential road approximately 100 yards from Whitton High Street with its popular shops, cafes and railway station. Both Twickenham and Richmond are close to hand along with the A316 providing direct access to central London and the M3/M4/M25 corridor.



GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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	67	
(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.