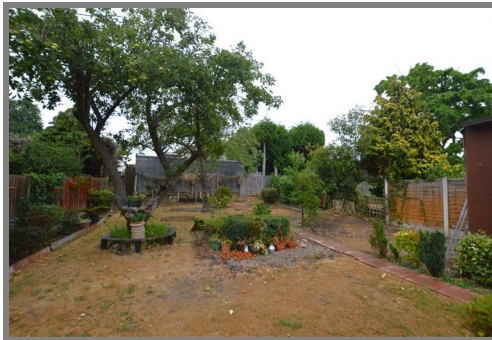


## **18 Lyndhurst Avenue, Whitton, Middlesex TW2 6BY**



**Offers In The Region Of £675,000 Freehold**



**A VERY SPACIOUS SEMI DETACHED BUNGALOW HAVING VERSATILE, ADAPTABLE ACCOMMODATION WITH THREE BEDROOMS AND FOUR RECEPTION ROOMS CONVENIENTLY SITUATED ON THE POPULAR WOODLAWN DEVELOPMENT APPROX 1/2 MILE FORM WHITTON STATION.**



# 18 Lyndhurst Avenue, Whitton, Middlesex TW2 6BY

## FOR SALE:

This is an ideal opportunity for any purchaser looking for adaptable accommodation which can be easily reconfigured to provide a variety of living arrangements such as extended family living etc. The accommodation is currently arranged as follows: living room, separate dining room, an interconnecting family room and sitting room and a kitchen arranged as two separate areas. The ground floor also features a double bedroom with a comprehensive range of fitted wardrobes and a bathroom/wc. The loft has been converted to provide two further bedrooms, one with ensuite shower/wc. There is also ample storage with a large open walk in area and plenty of eaves cupboards. Outside there is ample off road parking to the front and there is a double length garage which has been converted into further storage space. The rear garden provides plenty of seclusion with a covered seating area to the rear of the property. An early viewing is highly recommended to appreciate the potential to create a an extensive, spacious family home.

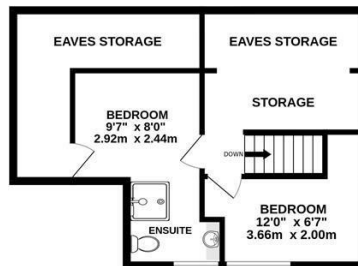
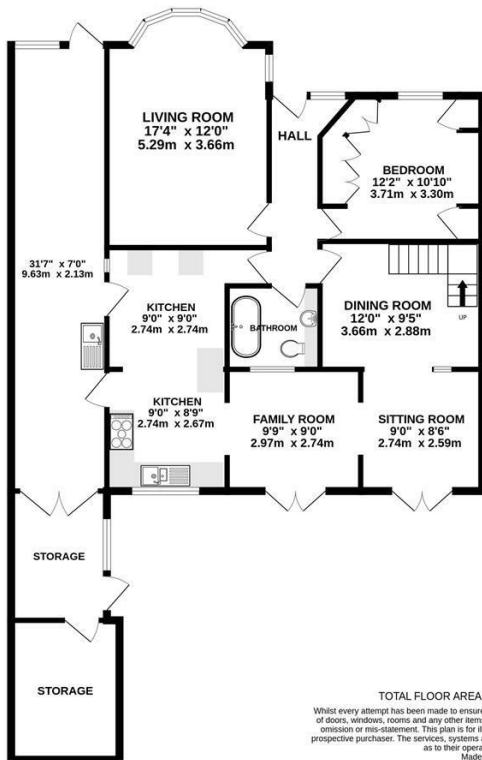
## LOCATION:

Ideally situated at the Hospital Bridge Road end of Lyndhurst Avenue close to the health centre and schools. Whitton High Street with its popular shops cafes and station is approx 1/2 mile, Twickenham and Hounslow with their more comprehensive facilities are also close to hand as is the A316 providing direct access to central London and the M3/M4/M25 corridor.

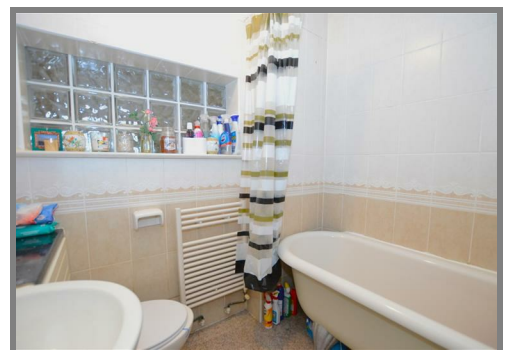


GROUND FLOOR  
1253 sq.ft. (116.4 sq.m.) approx.

1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1690 sq.ft. (157.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.