

90 Montrose Avenue, Whitton, Middlesex TW2 6HD



Offers In The Region Of £900,000 Freehold



A SIZEABLE FOUR BEDROOM FAMILY SEMI-DETACHED FAMILY HOME WHICH HAS BEEN EXTENDED TO SIDE AND REAR TO PROVIDE GREAT ACCOMMODATION TO BOTH THE GROUND AND FIRST FLOOR. MONTROSE AVENUE IS A FAVOURED RESIDENTIAL ROAD LOCATED WITHIN WALKING DISTANCE OF WHITTON HIGH STREET SHOPS AND RAILWAY STATION.

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FOR SALE

This lovely family semi is one of the classic 1930's built homes with the large bay window to both the front reception and main bedroom, this provides a light and airy feeling to those rooms. The accommodation is extensive and as you can appreciate from the floor plan below the ground floor has four main receptions, a kitchen, downstairs cloakroom and a delightful garden aspect conservatory. To the first floor there are 4 ample bedrooms, the two main rooms have fitted wardrobes and there are two further bedrooms and a family bathroom.

OUTSIDE: There is off street parking to the front and to the rear there are two distinct areas one being a superb raised decking area which is accessed via the conservatory, so ideal for entertaining. There is a further lawned area and the garden is well enclosed.

Location

Montrose Avenue is a prime residential location sought after by many. Whitton High Street is within easy walking distance and offers a good selection of independent shops, small supermarkets, restaurants and cafe's. The area is well served by local bus routes and there is also a good selection of schools for all ages.



GROUND FLOOR
922 sq.ft. (85.6 sq.m.) approx.

1ST FLOOR
650 sq.ft. (60.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

TOTAL FLOOR AREA : 1572 sq.ft. (146.1 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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