

124 Montrose Avenue, Whitton, Middlesex TW2 6HD



Offers In The Region Of £1,150,000 Freehold



A BEAUTIFULLY PRESENTED, BRIGHT AND AIRY FOUR BEDROOM DETACHED FAMILY HOME IDEALLY SITUATED IN ONE OF WHITTON'S PREMIERE RESIDENTIAL ROADS CLOSE TO THE HIGH STREET AND STATION OFFERED FOR SALE IN EXCELLENT DECORATIVE CONDITION WITH ABOVE AVERAGE EXTENDED ACCOMMODATION AND A LARGE SECLUDED REAR GARDEN.

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FOR SALE:

This stunning, detached family home has been extended to provide particularly spacious, adaptable four bedroom accommodation but could be easily be remodelled and extended further if desired (Subject to the usual consents and permissions). The ground floor comprises an L shaped entrance hall which leads to an impressive front aspect dining room with bay window, a lovely extended living room with feature fireplace and patio doors leading to the garden. The kitchen/breakfast room has also been enlarged and comprises an excellent range of fitted units with space for range cooker and dining table. There is also a utility/cloakroom and the garage has been converted to provide an additional reception room/guest bedroom/home office etc. Upstairs there are four generous size bedrooms, an en-suite shower/WC to the master bedroom and a family bathroom/WC with four piece suite including a shower cubicle. Outside the front garden has block paving and gravelled areas providing ample parking for two cars and there is side pedestrian access which leads to a very secluded, mature rear garden which extends to in excess of 120ft. An early viewing is highly recommended to appreciate the space, style and potential of this fine family home.

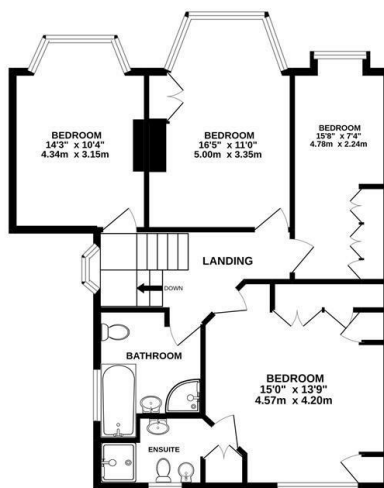
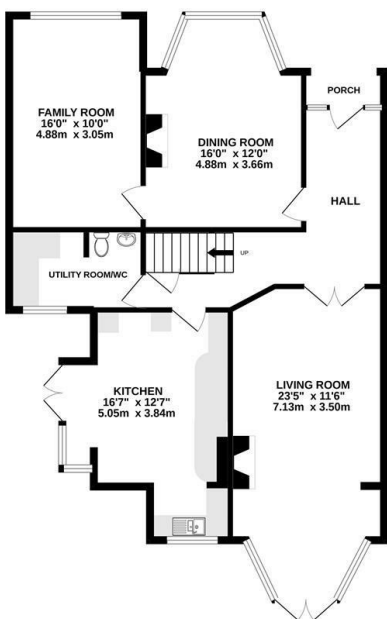
LOCATION:

Montrose Avenue is a requested residential road adjacent to Whitton High Street with its busy shops, cafes and railway station. Twickenham town centre with its more comprehensive facilities and mainline station together with the A316 providing direct access to central London and the M3/M25/M4 corridor are also close to hand.



GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.

1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1749 sq.ft. (162.5 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 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		
	(69-80) C		
	(55-68) D		65
	(39-54) E	35	
	(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.