

3 Strathearn Avenue, Whitton, Middlesex TW2 6JT



Offers In The Region Of £825,000 Freehold



A CLASSIC 1930'S THREE BEDROOM SEMI-DETACHED FAMILY HOME, LOCATED IN ONE OF WHITTON'S MOST FAVOURED RESIDENTIAL ROADS. THIS LOVELY PROPERTY OFFERS GOOD ACCOMMODATION THROUGHOUT AND GREAT POTENTIAL TO FURTHER IMPROVE AND EXTEND (STPP), AS MANY OTHER HOMES IN THE ROAD HAVE ALREADY DONE.

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FOR SALE:

This cherished family residence has come to the market for the first time in many years and it represents a great opportunity to acquire a clearly cared for home, which now offers the incoming purchaser the opportunity to live in a house which provides great potential to improve and create a home to their own taste and style. The accommodation consists of three bedrooms, family bathroom and separate wc to the first floor and two generously proportioned reception rooms, a good size kitchen and lovely garden aspect conservatory to the ground floor. **OUTSIDE:** There is a brick paviour driveway to the front providing off street parking leading to an attached garage. To the rear there is a mature garden with a good sized lawned area with many mature plants trees and bushes.

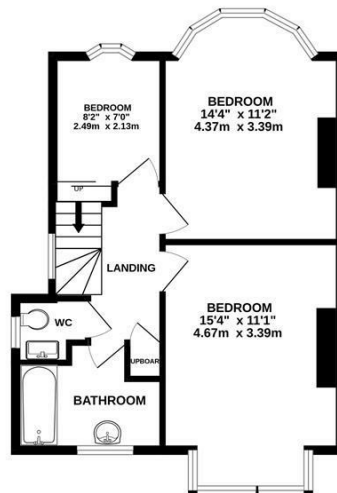
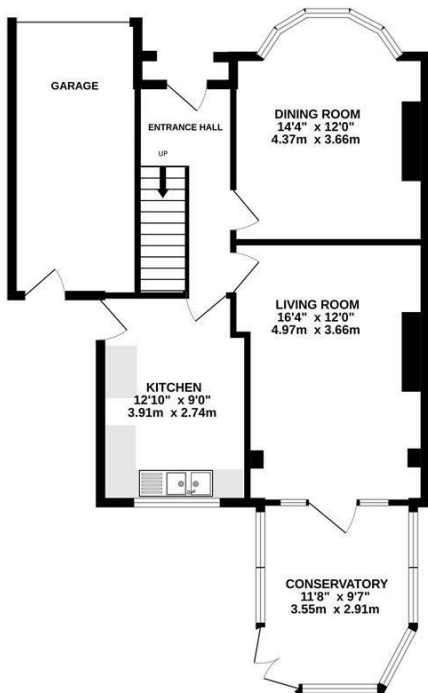
LOCATION:

Strathearn Avenue is a lovely residential road of mature homes built in the 30's and ideally located just a short walk from Whitton town center, with its excellent High Street comprising a mix of small independent shops, cafes and restaurants and small supermarkets. Whitton train station offers a good service through to Richmond and on to London Waterloo.



GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.

1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA - 1254 sq.ft. (116.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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		84
(69-80) C		
(55-68) D	57	
(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.