

25 Waverley Avenue, Whitton, Middlesex TW2 6DQ



Offers In The Region Of £700,000 Freehold



A LOVELY FAMILY HOME WITH THREE BEDROOMS LUXURY BATHROOM AND A STUDY, TO THE FIRST FLOOR. LOCATED ON THE POPULAR WOODLAWN ESTATE., THIS WELL PRESENTED PROPERTY ALSO HAS GREAT ACCOMMODATION TO THE GROUND FLOOR WITH A LARGE KITCHEN/DINER BEING A PARTICULAR FEATURE AS WELL AS THERE BEING TWO SEPARATE RECEPTIONS.

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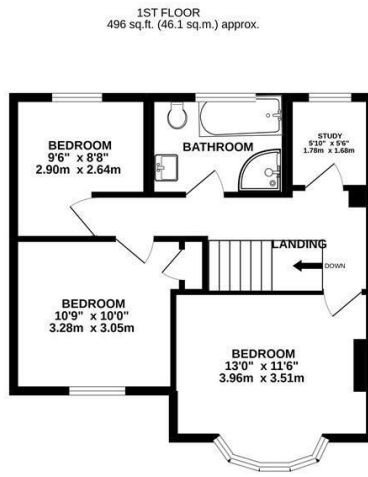
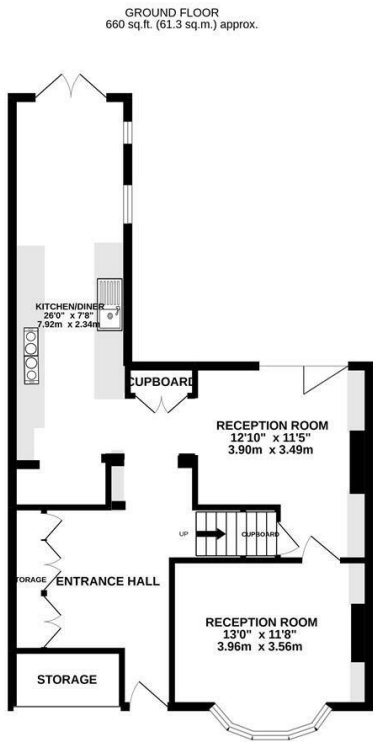
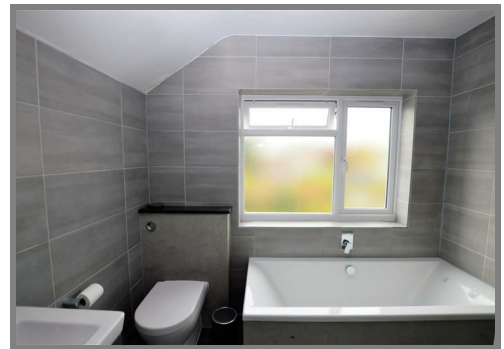
FOR SALE

This impressive three bedroom semi-detached 1930's style family home, has great accommodation throughout with two ample reception rooms plus a good size reception hall, to the ground floor, this is in addition to the large kitchen/dining room. To the first floor there is also a useful study in addition to the three bedrooms and superb family bathroom. All has clearly been well cared for.

OUTSIDE: There is off street parking to the front and to the rear the garden enjoys a southerly aspect and extends to approx 60ft. It is mainly laid to lawn and has the benefit of mature trees and bushes.

LOCATION:

No 4 Waverley Avenue is located at the town end of the road, so Whitton high street, shops and railway station are within walking distance. There are bus routes to surrounding areas close by and the A316 is just a short drive away. The area is also well served by local schools and Crane Park nature reserve is close by.



TOTAL FLOOR AREA - 1156 sq.ft. (107.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		85
(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	

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.