

176 Waverley Avenue, Whitton, Middlesex TW2 6DL



Offers In Excess Of £600,000 Freehold



A GENEROUS SIZE, EXTENDED FOUR BEDROOM BUNGALOW WITH LARGER THAN AVERAGE, MUCH IMPROVED ACCOMMODATION ARRANGED OVER TWO FLOORS WITH THE BENEFIT OF SPACIOUS OPEN PLAN LIVING SPACE IDEALLY SITUATED IN THIS QUIET ROAD ON THE POPULAR WOODLAWN DEVELOPMENT

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FOR SALE:

This much improved semi detached bungalow has been extended to the side, rear and first floor to provide truly spacious accommodation. Features include a well proportioned living room, large open plan kitchen and dining room, separate breakfast area, downstairs bathroom/wc., utility room and converted garage. Upstairs are two further bedrooms and a shower room/wc. Outside there is ample off road parking the front and to the rear the garden is laid mainly to lawn with raised timber decking and shed. The property benefits from gas central heating, double glazing and has the added advantage of no onward chain.

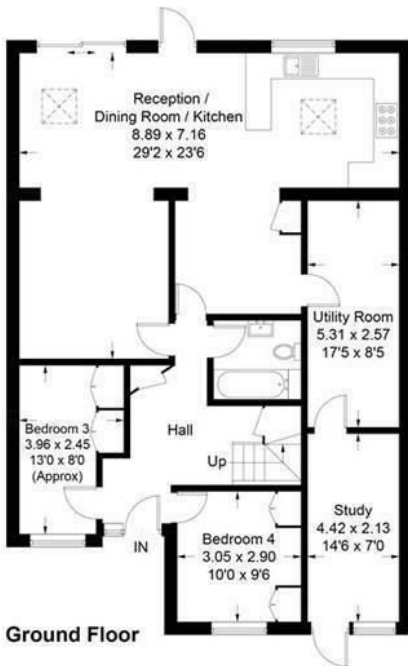
LOCATION:

Conveniently situated on this quiet residential road on the popular Woodlawn development which is approx 1/2 mile from Whitton High Street with its popular shops, cafes and railway station. Twickenham and Hounslow town centers with their more comprehensive shopping and leisure facilities are also close to hand.



Waverley Avenue , TW2

Approximate Gross Internal Area = 154.2 sq m / 1660 sq ft



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	57	65	47
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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.