

**24 Bryanston Avenue, Whitton, Middlesex TW2 6HP**



**Asking Price £875,000 Freehold**



**A BEAUTIFULLY PRESENTED, BRIGHT AND SPACIOUS FOUR BEDROOM HOUSES ADJOINING SEMI DETACHED FAMILY HOME IDEALLY SITUATED IN THIS REQUESTED, QUIET RESIDENTIAL ROAD IN CENTRAL WHITTON CLOSE TO THE HIGH STREET AND STATION.**

# 24 Bryanston Avenue, Whitton, Middlesex TW2 6HP

## FOR SALE:

This delightful, spacious family home is presented in excellent decorative condition and features two large, separate reception rooms, a lovely conservatory, a beautifully fitted kitchen, separate breakfast room and utility room. Upstairs are four excellent sized bedrooms, a well proportioned bathroom and separate wc. Outside the front garden provides ample off road parking and leads to an integral garage. The secluded rear garden has a patio area adjacent to the house, the remainder is laid mainly to lawn with flower beds and timber shed. An early viewing is highly recommended to appreciate this fine family home and its great location.

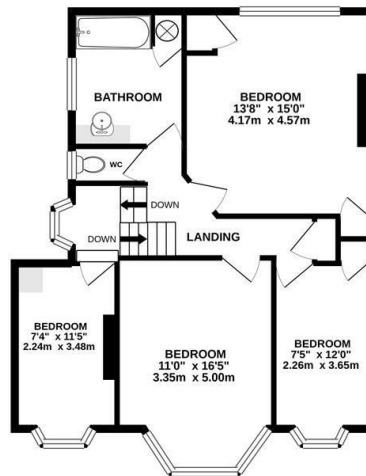
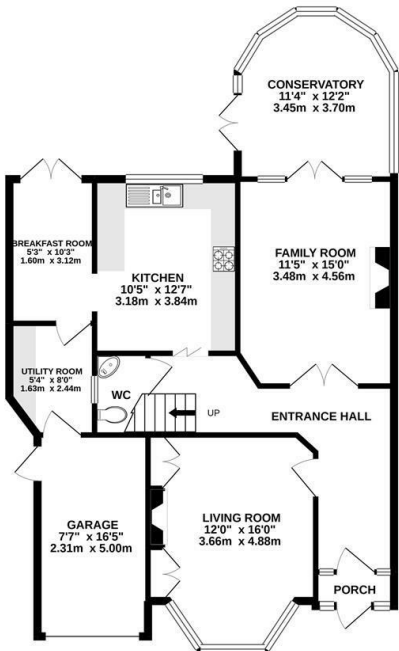
## LOCATION:

Bryanston Avenue is a quiet, requested residential road in central Whitton less than a quarter of a mile from the High Street with its busy shops, cafes and railway station. Twickenham town centre, with its more comprehensive facilities, and the A316 providing direct access to central London and the M3/M25 corridor, are also close to hand.



GROUND FLOOR  
982 sq.ft. (91.2 sq.m.) approx.

1ST FLOOR  
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA - 1711 sq.ft. (158.9 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 in conjunction with any prospective purchase. 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	59
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.