

**13 Cypress Avenue, Whitton, Middlesex TW2 7JY**



**Asking Price £899,500 Freehold**



**A BRIGHT AND SPACIOUS, THREE/FOUR BEDROOM, SEMI DETACHED FAMILY HOME WITH ABOVE AVERAGE SIZE GROUND FLOOR ACCOMMODATION. IDEALLY SITUATED IN THIS REQUESTED ROAD IN CENTRAL WHITTON WITHIN 250 YARDS OF THE STATION AND THE HIGH STREET.**

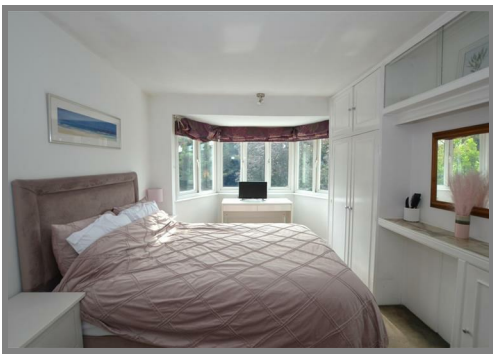
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FOR SALE:

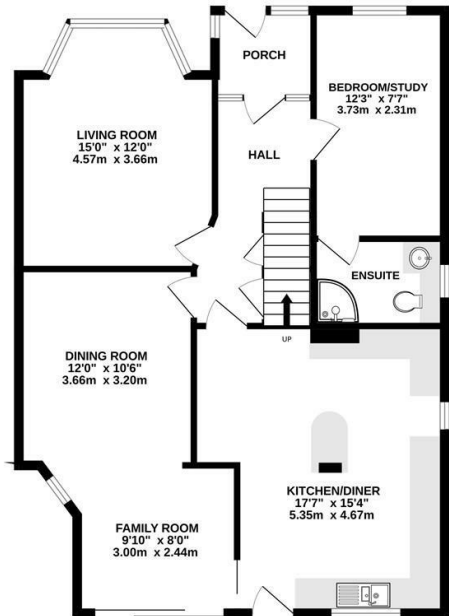
This fine family home has been much improved and extended to provide a splendid, above average size kitchen/diner, a spacious front aspect living room with bold bay window and a separate dining room which opens on to an additional family room. The garage has been converted into a useful fourth bedroom./study with ensuite shower/wc. Upstairs are three well proportioned bedrooms (two doubles with fitted wardrobes and a good size single), and a tiled bathroom/wc with white suite. Outside the front garden provides ample off road parking for several vehicles and side pedestrian access to a secluded west facing rear garden which is laid mainly to lawn with patio area. An early viewing is highly recommended to appreciate the space and location of this excellent property.

LOCATION:

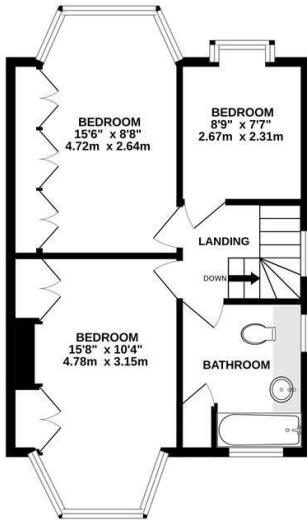
Ideally situated in Cypress Avenue which is adjacent to Whitton High Street with its popular shops, cafes, railway station and local buses. Twickenham town centre with its more comprehensive facilities and the A316 providing direct access to London and the M3/M25 corridor are also close to hand.



GROUND FLOOR  
902 sq.ft. (83.8 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 1378 sq.ft. (128.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors 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.  
Made with Metropix 6/2025

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 83        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      |           |
| (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.