

65 Lyndhurst Avenue, Whitton, Middlesex TW2 6BQ



Asking Price £750,000 Freehold



A FAMILY HOUSE WITH GREAT ACCOMMODATION, HAVING BEEN EXTENDED AND NOW FEATURING 5 BEDROOMS, TWO GOOD SIZE RECEPTIONS, A WELL FITTED KITCHEN WITH A LOVELY BREAKFAST AREA WHICH FROM ITS ELEVATED POSITION OVERLOOKS THE REAR GARDEN AND PARKLAND BEYOND. LOCATED IN A SOUGHT AFTER AND POPULAR RESIDENTIAL LOCATION.

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FOR SALE:

An impressive family home which has, over the years been extended and now features 5 bedrooms, or could easily be 4 bedrooms and a study. The rear living room has been opened up into the "old" kitchen and is now a lovely wide living space which has double doors opening on to and over looking the rear garden and parkland beyond. The side of the house has been extended to provide a good size kitchen/breakfast room and there is also a useful downstairs shower and cloakroom plus further storage.

To the first floor there are ample bedrooms for all the family and they are served by a family bathroom.

OUTSIDE: There is off street parking to the front and to the rear the garden is accessed by steps down from the main house and patio area, this allows a lovely elevated view off the mature trees and parkland beyond. The garden is well enclosed and has a good size lawned area with decking and a storage shed to the rear.

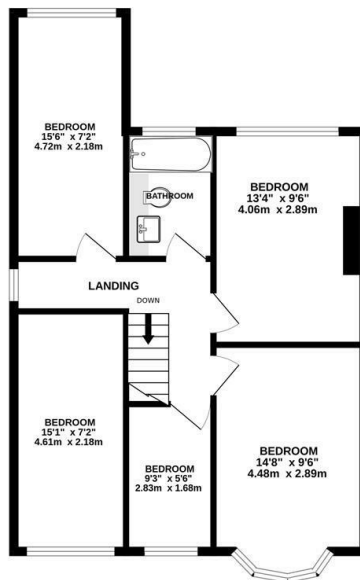
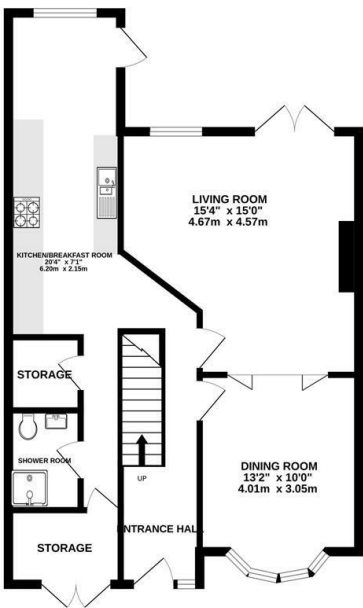
LOCATION:

No 65 is located towards the "town" end of the Woodlawn estate and so Whitton town center, shops and station are within walking distance or a short drive. The area is well served by local schools and the Crane Park nature reserve is a great leisure resource, just a short walk away.



GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.

1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 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 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		83
(69-80) C	71	
(55-68) D		
(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.