

**24 Sheringham Avenue, Whitton, Middlesex TW2 6AW**



**Asking Price £610,000 Freehold**



**A WELL PROPORTIONED, LOFT EXTENDED, SEMI DETACHED BUNGALOW WITH BRIGHT & SPACIOUS ACCOMMODATION OFFERED FOR SALE AT A REALISTIC ASKING PRICE, IN NEED OF SOME UPDATING AND MODERNISING IN A QUIET ROAD ON THE POPULAR WOODLAWN DEVELOPMENT.**

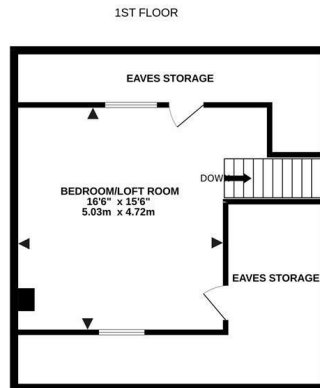
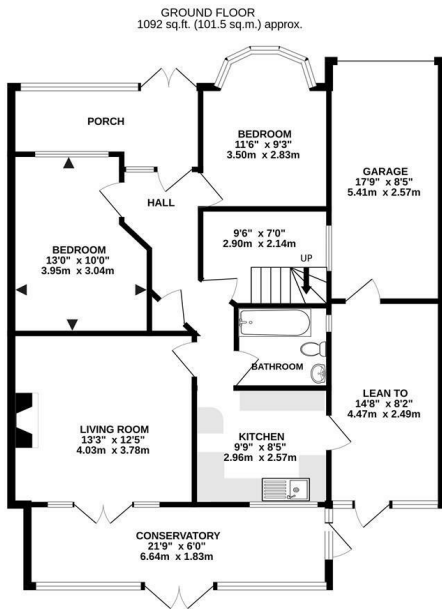
# 24 Sheringham Avenue, Whitton, Middlesex TW2 6AW

## FOR SALE:

This bright & airy bungalow has been extended into the roof and now features two double bedrooms on the ground floor, and a very spacious third bedroom/ loft room. There is a rear aspect living room which leads on to a conservatory/lean-to, separate fitted kitchen and bathroom/WC. Outside, the front garden provides ample off road parking which leads to an attached garage and further lean-to storage area. The rear garden is laid mainly to lawn with flower and shrub borders and patio area. Benefits include double glazing, the property does require some updating and modernising and these works have been reflected in the competitive asking price. The property is offered for sale with the benefit of no onward chain and an early viewing is highly recommended.

## LOCATION:

Sherringham Avenue is a quiet residential road on the popular Woodlawn development less than one mile from Whitton High Street with its busy shops, cafes and railway station. Twickenham and Richmond town centre with their more comprehensive facilities are also close to hand.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 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		
(69-80)	C		
(55-68)	D		
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.*